

Hill Rise House Main Street, Hethe, OX27 8HD

Guide Price £675,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A delightful and beautifully presented three bedroom semi detached house with a super kitchen/dining room, an attractive courtyard garden and a double car port situated in a very attractive village. From the welcoming reception hall/family room there is a cloakroom, kitchen and cosy sitting room with a wood burning stove. Both the sitting room and reception hall lead into the open plan kitchen/dining room which runs the width of the house with integrated appliances, and a lantern window with French doors in to the dining room. On the first floor there are two attractive double bedrooms both with fitted wardrobes and an indulgent bathroom. The second floor bedroom suite has a dressing room or study and a further double bedroom. The front garden is laid to paving and enclosed by railings; the back garden is once again laid to paving with attractive shrubs and the driveway at the side leads to the double carport. Local Authority - Cherwell District Council F. EPC C

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available. Mobile – according to Ofcom there is good outdoor coverage for 02, Three & Vodaphone with variable outdoor coverage for EE (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. The neighbours have a right of way over the driveway. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







Key Features

- Three Double Bedrooms
- Cosy Sitting Room with Wood Burning Stove
- Fitted Kitchen Open Plan to the Bright Dining Room
- Indulgent Bathroom
- Beautifully Presented
- Double Car Port
- Oil Fired Heating to Radiators
- Low Maintenance Gardens
- Attractive Village

The Location

Local Shops 0.3m
Bicester Market Square 6.1m
Bicester Village 6.0m
Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 6.2m
Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 5.3m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.3m
All times and distances are approximate.

Approximate Gross Internal Area 1572 sq ft - 147 sq m
(Excluding Carport)

Ground Floor Area 652 sq ft – 61 sq m
First Floor Area 460 sq ft – 43 sq m
Second Floor Area 460 sq ft – 43 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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