



DY17 MXM





65 Murcott Road, Upper Arnott, OX25 1PL

Guide Price £325,000

An extremely good value family home in a quiet spot, offered in good order

A very well maintained house with 3 beds, large kitchen, added conservatory, plus outbuildings, sitting in a pleasant position opposite the village hall and playing fields. The village is located just a few miles outside Bicester hence access to amenities as well as commuting by road/rail is easy.

The villages of Upper and Lower Arnott date back to before the Norman conquest of 1066, They have gently grown over many centuries, with expansion during WW2 centred around the military railway. Today the military site is soon to become redundant, at which point the site will no doubt benefit from more housing plus associated amenities. And this will add to the desirability of a pair of linked villages that between them already offer a pleasant community well served by local amenities including a public house, and local shop, village hall and play ground, with a bus route to Oxford. The villages are just 4 miles from Bicester with a wide selection of amenities ranging from a multi-screen cinema, to Sainsburys Superstore, restaurants and shops, plus the world-renowned Bicester Village shopping outlet. In addition, two fast rail links access mainline services including a 40 minute run to London Marylebone.

Our vendor has cared for this house with love, and it shows. The interior includes a modern kitchen of some size, with ample room for a table and chairs, a bathroom that usefully contains both shower and separate bath, and the helpful addition of a pleasant conservatory overlooking the pretty garden. Externally, a recent repaint plus block paving to the front and rear ensure it's an easy property to take on, and there is little you need to do other than out your own stamp on it where desired. With retirement our vendor is moving back into town, so they can help out with the grandchildren!

Heading in through the porch, the modern composite front door reveals an attractive hallway with the stairs rising away from you. To the right, the living room is a very good size, and well proportioned. A gas fire is the central feature, and just opposite is a really good sized window bringing in excellent light as well as offering a peaceful view of the playing fields and playground opposite, next to which is the popular village hall.

- Good order throughout
- Conservatory to rear
- Block-paved driveway
- 20 ft kitchen/diner
- Three light bedrooms
- Pretty rear garden
- Living room to front
- Bathroom incl shower
- Great location



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Back to the hall, to the rear the kitchen is surprisingly generous, occupying the full width of the house. The left-hand end features a range of modern units wrapped round three sides including a peninsula, offering masses of storage as well as lots of prep space. A door to the left heads out to the side passage, handy for wet dogs (or children...) to enter avoiding the rest of the house. And here there is also a door into a deep larder cupboard beneath the stairs. The window at the rear, behind the sink, offers a pleasant view down the garden. To the right hand side, beyond the peninsula is the natural dining space, offering more than ample room for a table and half a dozen chairs or more. Behind that, a door opens into the conservatory. This was a clever addition as it as a further useful space to the house, and from here the outlook across the garden is very pleasant indeed in any weather.

Heading upstairs there are three bedrooms. To the front of the house, the smallest room is a useful child's bedroom or a study, looking out towards the playing fields, with a deep cupboard above the stairs. Next door, an ample double is light and bright, and generous enough to offer space for a chest, wardrobes etc in addition to a good sized double. An almost identical double to the rear provides a peaceful view down the garden. And as it's almost identical, either can act as the main room depending completely on preference. Serving all three is a bathroom that unusually contains both a bath and a separate shower, perfect for busy families with different tastes and time pressures! And there is an airing cupboard on the landing.

Outside, the frontage has been neatly block paved, and this extends down the left side of the house through to the rear garden, where it becomes the terrace next to the conservatory.. This ensures little to no maintenance is required, and also provides ample room for three vehicles off street at the front, with further space behind the gates to the side. Beyond the terrace there is a good expanse of lawn bordered with various flowers and perennials, all enclosed by a sturdy fence. In addition, the brick shed to the left-hand side has two separate rooms, one quite large and the other probably originally designed as the coal shed, providing brilliant storage for bins, tools, garden implements as you desire. A further more modern shed sits just beyond that, and at the end a gravelled area with further plants plus various ornaments is a pleasant finish to this pretty outside space.

NB Please note that the owner of this property is related to a staff member at Cridland and Co. However, any transaction will be handled by another member of staff, for avoidance of any potential conflict.

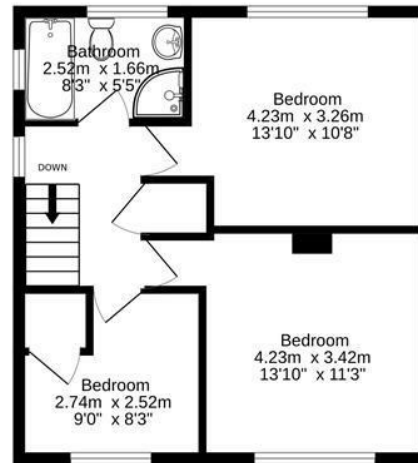
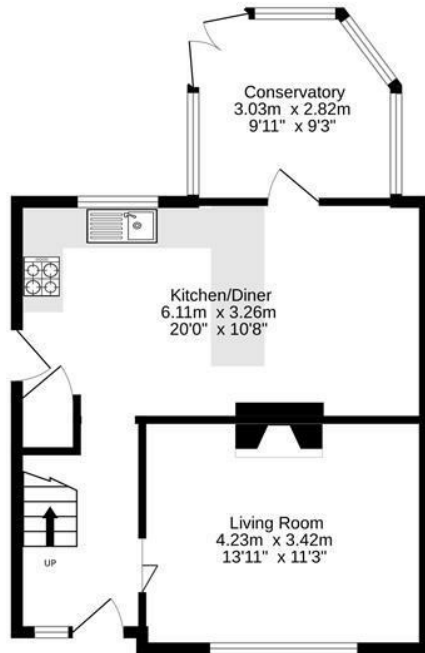
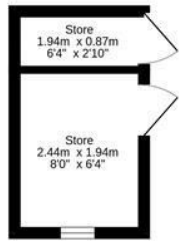
Mains water, electricity, gas CH
Cherwell District Council
Council tax band B
£1,788-82 p.a. 2024/25
Freehold





Ground Floor
53.4 sq.m. (575 sq.ft.) approx.

1st Floor
40.6 sq.m. (437 sq.ft.) approx.



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TOTAL FLOOR AREA : 94.0 sq.m. (1012 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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