



Somerton,
Bicester, Oxfordshire

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A deceptively spacious and extended three double bedroom stone cottage set in an area of outstanding natural beauty with countryside views to the front and fields to the rear.

Somerton village offers a rare mix of countryside seclusion and easy access to all amenities, sitting amidst the wonderful rolling countryside of the Cherwell valley.

Within a short drive are rail and road links to London M40, Oxford via Kidlington A4260 and Banbury. The local historic village of Deddington offers various food shops, pubs, a library, health centre, and a primary school and a monthly Farmers market.

The village of Somerton itself dates back to Saxon times plus it is mentioned in the Domesday Book, and the Church of St James dates back in part to at least 1074. There are many local activities, a number of which revolve around a fine village hall, rebuilt with lottery money in 2008. This features everything from Films, Quilters, SWIG (Somerton Women's Independent Group), and Keep Fit classes.



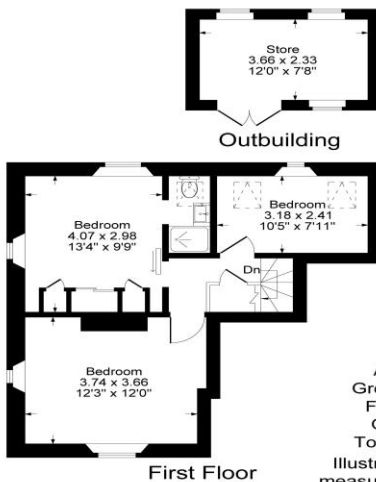
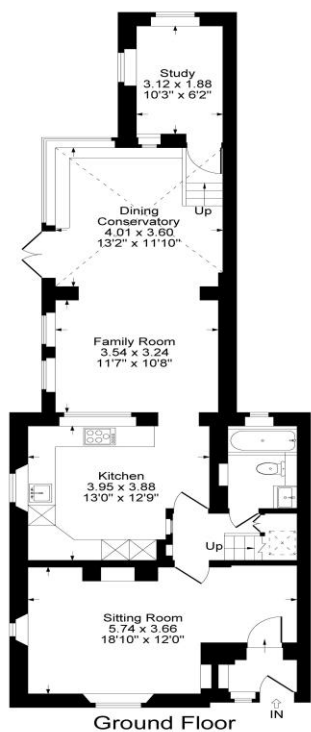


The Property Briefly Comprises of:

- Entrance Porch
- Sitting Room
- Ground Floor Bathroom
- Kitchen
- Family Room
- Dining Area/Conservatory
- Study
- Main Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Outside Store
- Enclosed Private Rear Garden
- Countryside Views
- Off Street Parking
- Oil Central Heating
- Double Glazed Windows



Guide Price: £595,000



Approximate Gross Internal Area
 Ground Floor = 80.65 sq m / 868 sq ft
 First Floor = 41.19 sq m / 443 sq ft
 Outbuilding = 8.52 sq m / 92 sq ft
 Total Area = 130.36 sq m / 1403 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Local Authority: Cherwell District Council

Council Tax Band: D

(Subject to change after completion)

Tenure: Freehold

Distances

Deddington c. 4 miles
 Bicester c. 8 miles
 Banbury c. 10 miles
 Chipping Norton c. 14 miles
 Oxford c. 17 miles
 Stratford Upon Avon c. 39 miles
 Birmingham c. 64 miles
 London c. 70 miles
 M40 Access c. 4 miles
 London via Bicester c. 43 minutes
 Oxford to London Paddington c. 1 hour

Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

Mark David
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