

College Cottage

The College, Marsh Gibbon, Bricester



A characterful three-bedroom cottage with parking and a garden, situated in the heart of a popular village.

This 200-year-old charming red brick cottage affords a wealth of original features, such as exposed beams, exposed brick and stone detailing, and wood floors.



1 RECEPTION ROOM



3 BEDROOMS



1 BATHROOM



DRIVEWAY PARKING



GARDEN



FREEHOLD



VILLAGE



981 SQ FT



**GUIDE PRICE
£450,000**



The property

The attractively presented property is decorated in a complementary style to suit the character features. Of particular note is the open plan kitchen and dining room, which is fitted with solid wood units, terracotta tiled floors and a traditional Belfast sink. There is further fitted storage within a number of cupboards and ample space for a dining table. Separate to the kitchen is the cosy sitting room, which is warmed by a wood-burning stove. A utility room has space for laundry machines and there is a ground floor bathroom with P-shaped bath. Upstairs there are three good-size bedrooms, all with wood floors and doors and charming character features.



Outside

The cottage is tucked away on a private road close to the centre of the village and is accessed via a pair of gates which open to a private parking area. The picturesque garden is situated to the front of the house and is laid to lawn, with thoughtfully planted flowerbeds around the borders that come to life in the spring/summer, and mature trees along the boundary. A paved terrace which runs along the front of the house is accessible from the front door and the utility room and provides a lovely place eat, entertain or simply sit and soak up the sun.

There are ample fields within a stone's throw of the house, ideal for those with dogs or avid walkers.

Location

Marsh Gibbon is a thriving village on the Buckinghamshire/Oxfordshire border, approximately five miles east of Bicester. The village has a number of amenities including an Ofsted Outstanding rated preschool and Church of England Primary School, Post Office/Shop, pub, churches and a range of community clubs and activities all within walking distance.

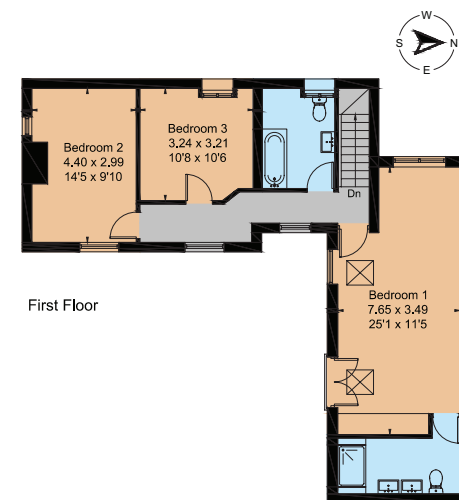
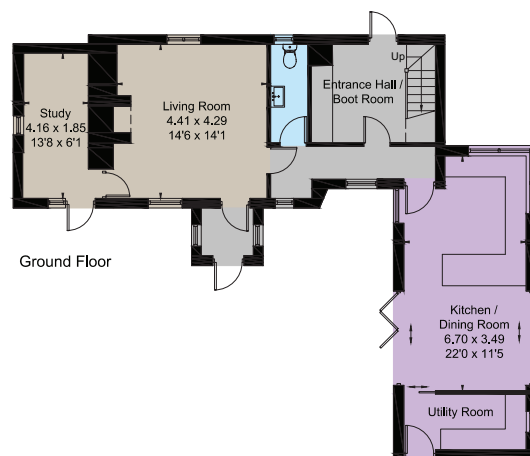
Bicester provides superstore shopping as well as the world-famous Bicester Village Designer Outlet. Aylesbury and Oxford also provide an extensive array of amenities.

Access to the M40 motorway is via junction 9 and there are good local road links via the A41 and A34. Bicester Village and Bicester North train stations provide an excellent service to London Marylebone. The area is renowned for its excellent schooling with grammar schools, academies, well-respected primary schools and independent schools to choose from in both Oxfordshire and Buckinghamshire.

Proposed Plan

Planning permission has been approved for the below extension.

Approximate Floor Area = 153.5 sq m / 1652 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99257

Distances

- Bicester 6.1 miles
- Aylesbury 15.2 miles
- Oxford 19.4 miles

Nearby Stations

- Bicester North
- Bicester Village
- Haddenham & Thame Parkway
- Aylesbury
- Oxford Parkway

Key Locations

- Bicester Village
- Blenheim Palace
- Waddesdon Manor
- Soho Farmhouse
- Daylesford Organic

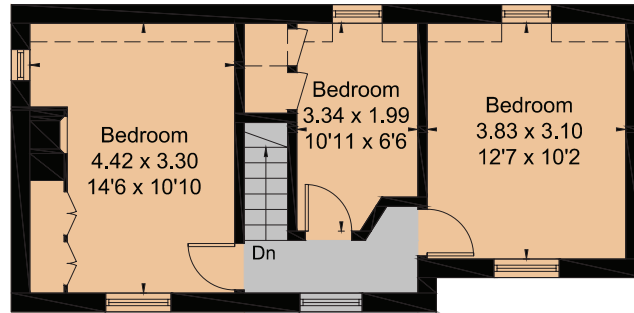
Nearby Schools

- Marsh Gibbon C of E School
- Twyford C of E School
- Grendon Underwood Combined School
- Launton C of E School
- Royal Latin Grammar School
- Waddeson C of E School



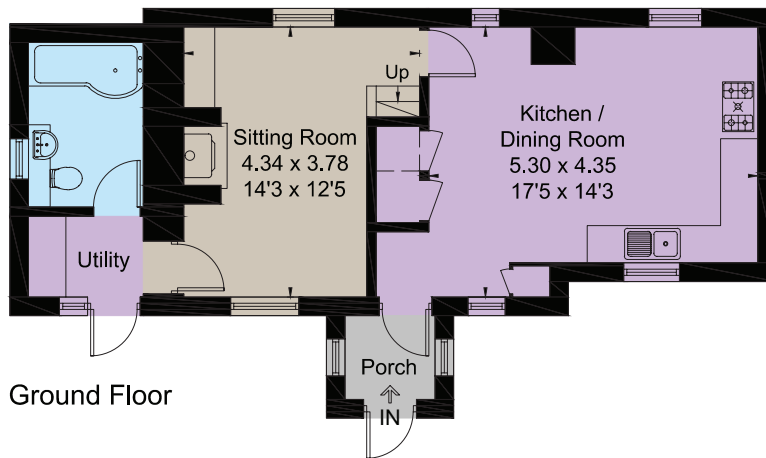
Current Plan

Approximate Floor Area = 91.1 sq m / 981 sq ft (Excluding Shed)

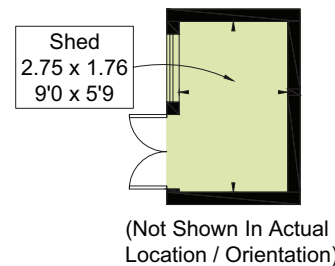


First Floor

[] = Reduced head height below 1.5m



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
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Floorplans

Main House internal area 981 sq ft (91.1 sq m)
For identification purposes only.

Directions

OX27 0HW

what3words: ///presides.tuned.training

General

Local Authority: Buckinghamshire Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, water and drainage.

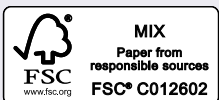
Council Tax: Band D

EPC Rating: TBC

Oxford

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