



bonners & babingtons

Merlin Court  
Towersey

# Merlin Court Towersey OX9 3QZ Guide Price £600,000

A fabulous 3-bedroom semi-detached home, offering spacious modern living with luxurious high specification interior. Forming part of an exclusive development of only two houses built two years ago by Kings Church Homes and situated in this sought after village with countryside views, wonderful walks and excellent transport links. Offered Chain Free.

The property comprises, cottage style front door to the entrance hall where all rooms lead from. To the front of the house is snug/home office and downstairs cloakroom. There is a separate utility room with plumbing for white goods and ample storage, there is also a side door to the garden and access to the front drive. The fabulous open plan kitchen, dining and reception room is the heart of the home; a perfect space for entertaining and socialising or gathering as a family. The kitchen has ample eye and waist level units, integrated fridge/freezer and dishwasher, electric oven and hob and breakfast bar all complemented by Quartz worktops. The remaining spacious reception area boasts a wood burning stove and French doors opening to the rear entertaining terrace, there is also a useful understairs storage cupboard and further hallway cupboard for shoes and coats.

The downstairs living spaces all benefit from engineered oak flooring and all rooms downstairs have underfloor heating.

On the first floor are three double bedrooms, with the master boasting en-suite shower facilities with rainfall shower, vanity unit, electric mirror and heated towel rail. The family bathroom also has an electric mirror, vanity unit and heated towel rail, and includes a bath with over-bath rainfall shower. There is also a separate linen cupboard on the landing.

Outside; The rear landscaped garden has a sociable patio area with the remaining garden laid to lawn, there is side access to the front of the house where there are two parking spaces.





Other notable features: Air Source Heating, ensuring property is energy efficient, remaining NHBC warranty, shared treatment plant for drainage, 32Amp outdoor socket for future car charge.

**Towersey**  
A small and pretty village surrounded by farmland, around 1.5 miles east of Thame. Although very quiet and peaceful, the village is well connected with Thame town centre a 2 mile drive away, 4 miles to Haddenham & Thame Parkway Station, 7 miles to junction 6, and 6.5 miles to junction 7 of the M40. The Three Horseshoes is the local pub, and St. Catherines Church dates from about 1150. The Phoenix Trail, popular with walkers, runners, and cyclists is nearby and provides a traffic free route to Thame and Princes Risborough.

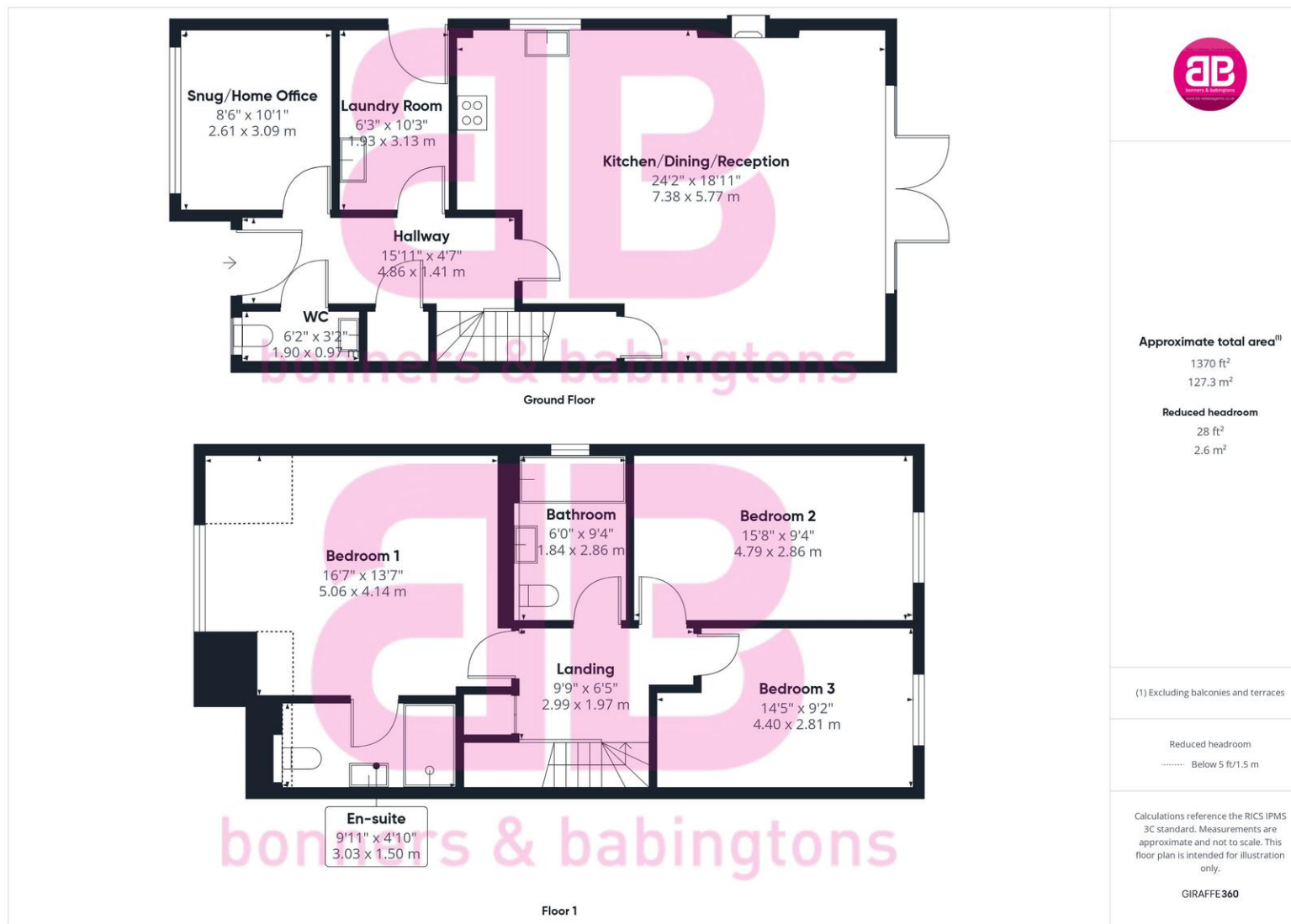
Tenure: Freehold  
Council Tax Band: F



| Energy Efficiency Rating                                 |   | Current | Potential |
|----------------------------------------------------------|---|---------|-----------|
| How energy efficient is your home? - lower running costs |   |         |           |
| 92-100                                                   | A | 67      | 68        |
| 81-91                                                    | B |         |           |
| 71-80                                                    | C |         |           |
| 61-70                                                    | D |         |           |
| 51-60                                                    | E |         |           |
| 41-50                                                    | F |         |           |
| 31-40                                                    | G |         |           |
| Not energy efficient - higher running costs              |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |   | Current | Potential |
|------------------------------------------------------------------------------|---|---------|-----------|
| How environmentally friendly is your home? - lower CO <sub>2</sub> emissions |   |         |           |
| 92-100                                                                       | A | 65      | 66        |
| 81-91                                                                        | B |         |           |
| 71-80                                                                        | C |         |           |
| 61-70                                                                        | D |         |           |
| 51-60                                                                        | E |         |           |
| 41-50                                                                        | F |         |           |
| 31-40                                                                        | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |   |         |           |



#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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