

# MOORHEN CLOSE

MARSH GIBBON

# Moorhen Close

Marsh Gibbon

A highly attractive stone-built cottage, traditional in style with a thoughtfully designed modern interior, offering light-filled open-plan living in an idyllic, much-loved village location.

The hall opens directly into a spectacular 20ft long, triple-aspect living/dining/kitchen space, flooded with natural daylight. This impressive open-plan area showcases a timeless aesthetic, featuring an exposed brick wall backdrop, engineered oak flooring with underfloor heating, and a stylish kitchen with timber worktops and integrated appliances.

Outside, the south facing rear garden, landscaped as recently as August 2024, offers a private and peaceful oasis.

## GUIDE PRICE

**£450,000**

 **3**

 **1**

 **2**



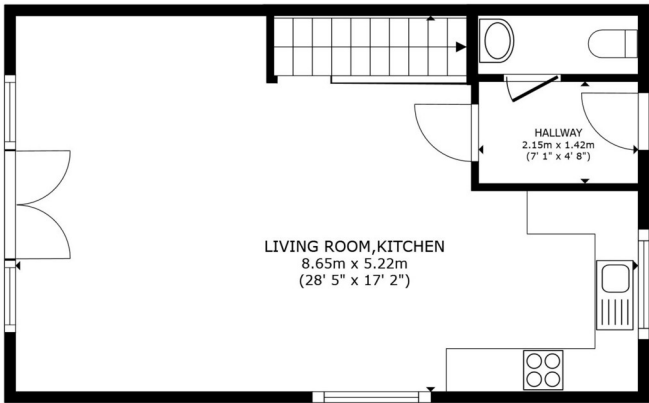
Landscaped Garden



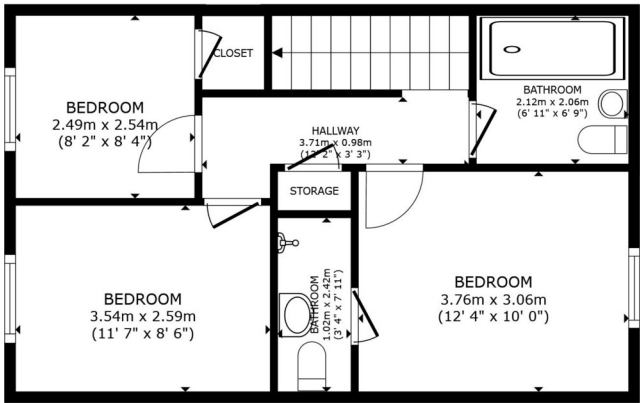








FLOOR 1



FLOOR 2

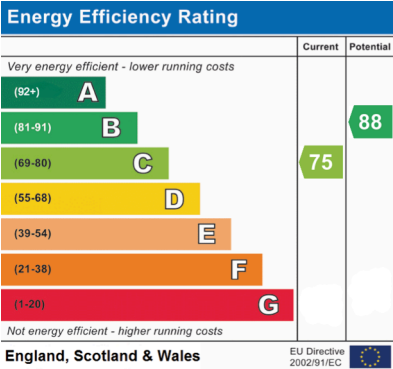
GROSS INTERNAL AREA  
FLOOR 1 45.2 m<sup>2</sup> (486 sq.ft.) FLOOR 2 44.5 m<sup>2</sup> (479 sq.ft.)  
TOTAL : 89.7 m<sup>2</sup> (966 sq.ft.)



**Council Tax:**  
Band D

**Parking:**  
Off-street parking

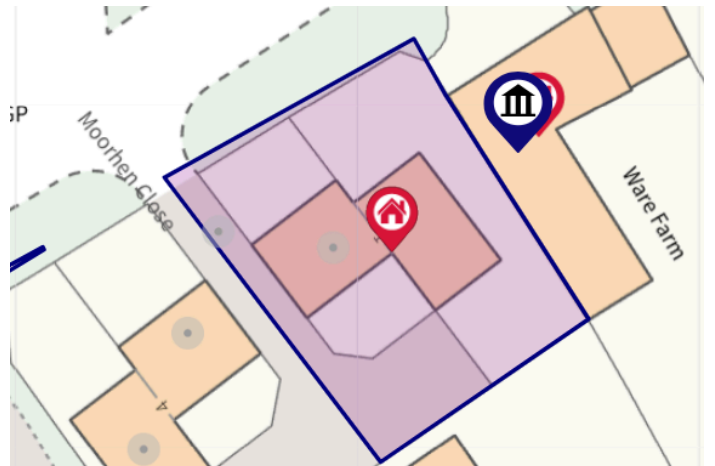
**Local Authority:**  
Cherwell District Council





# LOCATION COMMENT

*Marsh Gibbon offers a thriving community with a host of amenities, including a well-stocked shop and post office, a primary school, two welcoming pubs, a Parish Church, and village hall. The village also boasts excellent recreational facilities such as a playground, tennis courts, and cricket and football pitches. For wider amenities, the popular market town of Bicester is just a short drive away.*





## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

**Breckon & Breckon**  
est.1947



*Every office* has access to  
*every buyer* registered across  
our network of seven offices.

Sharing a single database of  
buyers ensures maximum  
exposure for our clients.

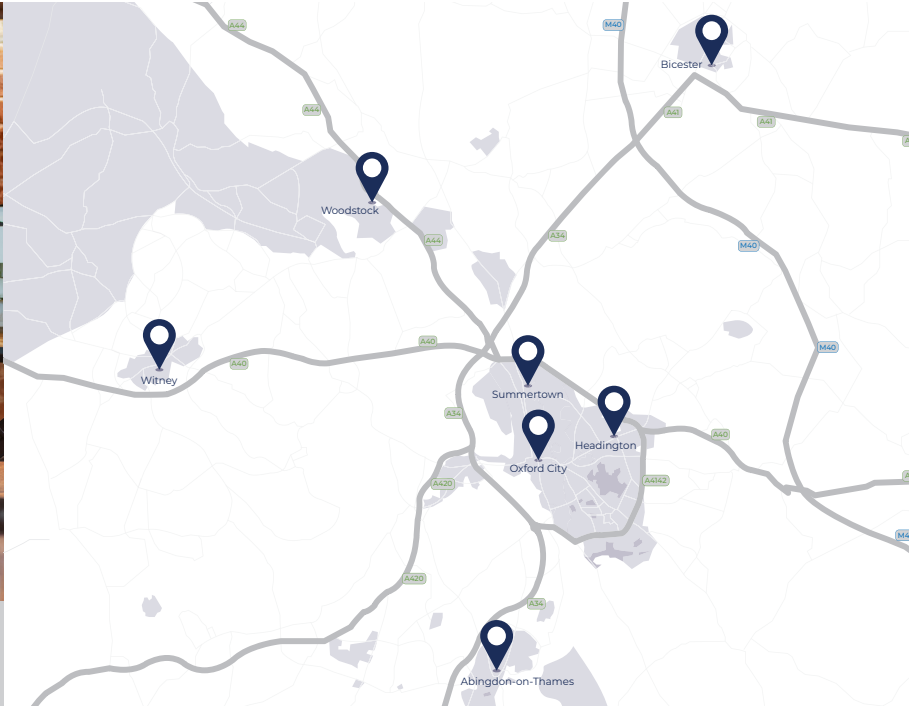
### Bicester Sales & Lettings

30 Market Square  
Bicester  
Oxfordshire  
OX26 6AG

t: 01869 24 24 23  
e: bicester@breckon.co.uk



**FROM LEFT:**  
Laura Conaty, Maxine Reynolds,  
Ken Cunha Lin



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Witney

t: 01993 776 775 (sales)  
t: 01993 899 972 (letting)  
e: witney@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558 999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 20 1111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

### Bespoke by Breckon

t: 01865 765 555  
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.