

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

£440,000



3



1



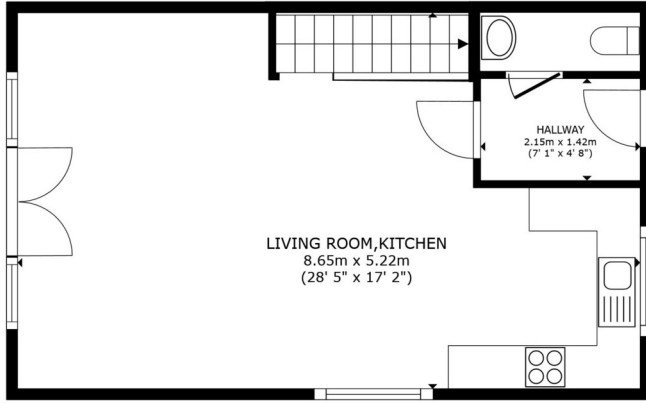
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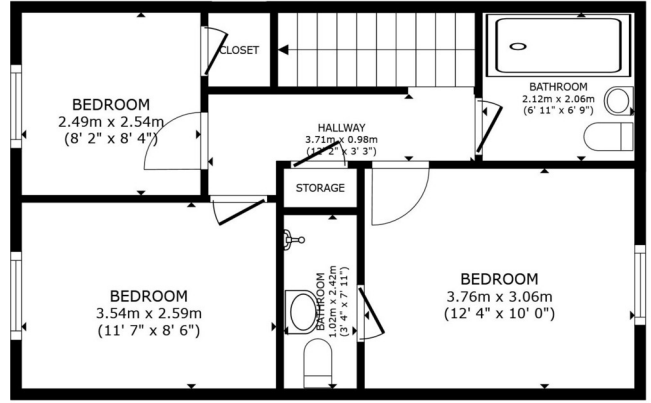
Landscaped Garden







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 45.2 m² (486 sq.ft.) FLOOR 2 44.5 m² (479 sq.ft.)
 TOTAL : 89.7 m² (966 sq.ft.)



Council Tax:
 Band D

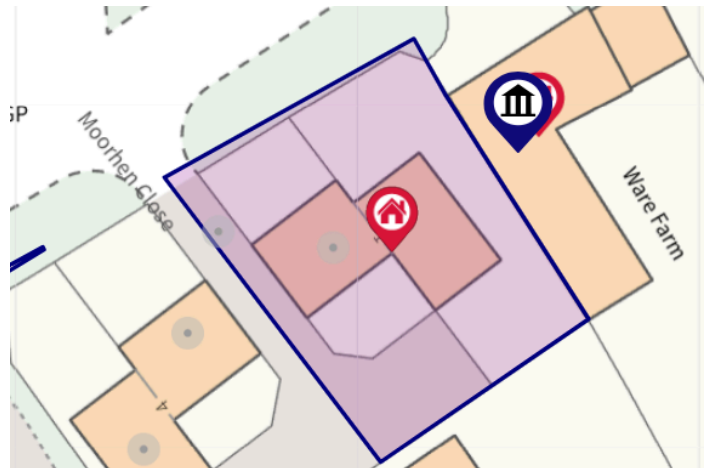
Parking:
 Off-street parking

Local Authority:
 Cherwell District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

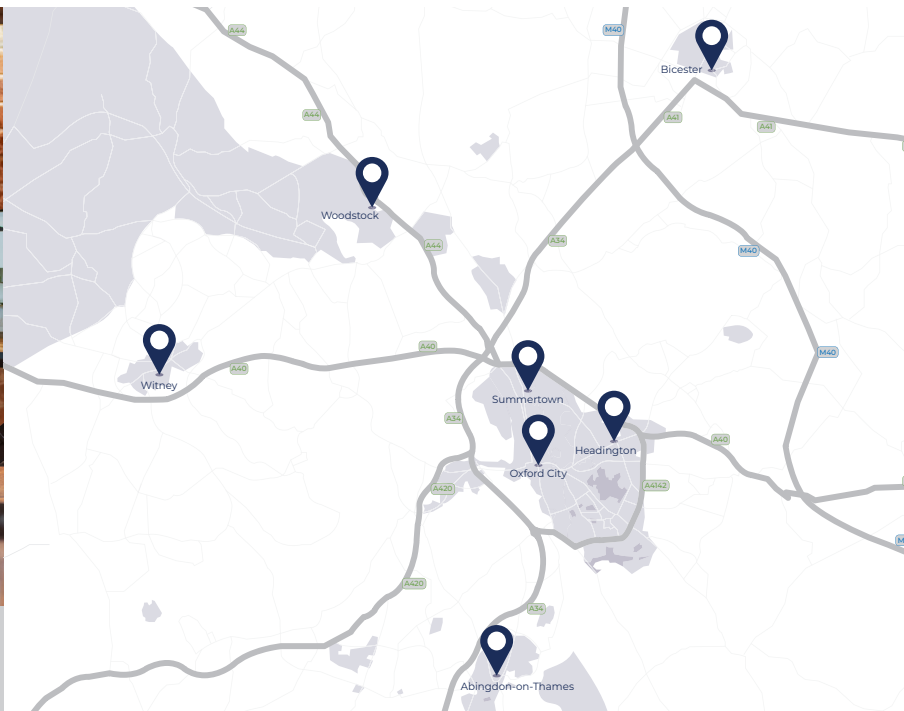
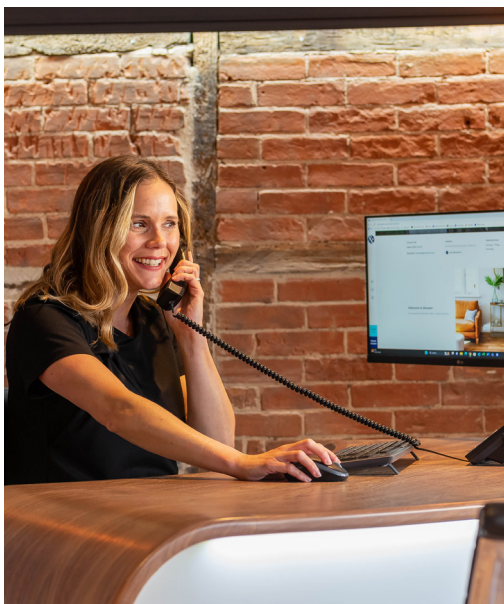
LOCATION COMMENT

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.



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Laura Conaty, Maxine Reynolds,
Ken Cunhao Lin



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