



Kings Row
Yarnton, Oxfordshire



abbeyproperties
independent estate agents

Kings Row, Yarnton
Kidlington, Oxfordshire, OX5 1PS
Guide Price £400,000
Freehold

A sympathetically renovated 3 Bedroom stone built period Cottage with a fantastic large plot approaching 1/4 acre on the edge of Yarnton some 4 miles from Oxford city centre.

The property is very tastefully presented and benefits from a lovely combination of period features and modern finishes along with large gardens to both front and rear. The accommodation includes a double aspect Kitchen/Diner, cosy Sitting Room with wood-burning stove, two first floor Bedrooms, a stylish Bathroom with shower and a second floor Master Bedroom with En-Suite shower. Other features include double glazed windows, oak internal doors, and gas central heating. The property is available with with no onward chain and viewing is advised.



SITUATION

The village of Yarnton lies about about 1 mile southwest of Kidlington and some 4 miles north of Oxford city centre. It has a good range of amenities and benefits that include a GP surgery, pharmacy, pub, parks/play area, primary school and nursery, regular bus services to Oxford, Woodstock & Chipping Norton, and nearby canal walks to Wolvercote & Oxford.

A Budgens petrol station with shop is a short walk from the Cottage. Oxford Parkway railway station is some 2 miles with direct services to London Marylebone and Oxford park & ride is just 1.5m. The village is also well placed for access to the A34, A40 and M40 motorway.

DIRECTIONS

Kings Row Cottages are on the edge of the village, adjacent to the A44 Woodstock Road. Access to the property is via the A44 where the Cottages will be found on your left, heading northwest, a short distance beyond The Turnpike pub roundabout.

From Yarnton village, proceed along the Cassington Road to the A44, turn left at the roundabout and the Cottage will be found on your left. Park on the wide pavement next to the Cottages.

THE ACCOMMODATION

Family Kitchen/Diner

Base and wall units, island unit with gas hob, timber worktop, built-in electric oven, Belfast style sink, gas fired boiler, integrated fridge/freezer and dishwasher, wood flooring, exposed ceiling timbers, windows front and rear, window seat, staircase to first floor and storage beneath, doors to front and rear gardens. Door to:-

Sitting Room

Window to front and window seat, fireplace with wood-burning stove on a raised hearth, recessed shelving and storage, exposed ceiling timbers, continuation of oak flooring.

On the First Floor

Bedroom

Window to front, built-in wardrobe.

Bedroom

Window to rear, built-in wardrobe.

Bathroom

A good sized and stylish Bathroom comprising white suite of bath with tiled panels and surround, pedestal basin, WC, tiled shower cubicle, exposed floorboards, window to front, understairs storage.

On the Second Floor

Master Bedroom

Exposed roof timbers, laminate flooring, dormer window to front, Velux window to rear elevation.

En-suite Shower

Tiled shower cubicle, WC, wash basin, tiled floor with underfloor heating, part-tiled walls, dormer window to front.

OUTSIDE

Parking note

There is no official off-road parking forming part of the title but owners of these cottages have always used the wide verge to park, next to the cottages and adjacent to the A44.

The Garden

A shared pathway access either side of the terrace leads to both front and rear of the Cottages. The long front garden widens at the far end and is a mixture of lawn and meadow grass. We understand No.2 has a right of access to their own garden, beyond the end boundary of No.3. There is also a pleasant gravel terrace, enclosed by a picket fence.

The rear garden extends to approximately 130' in length and comprises gravel terrace with timber shed, lawn, soft fruit bushes, apple tree, raised vegetable beds and a poly tunnel. The garden is enclosed by established hedging on two sides. Outside tap.

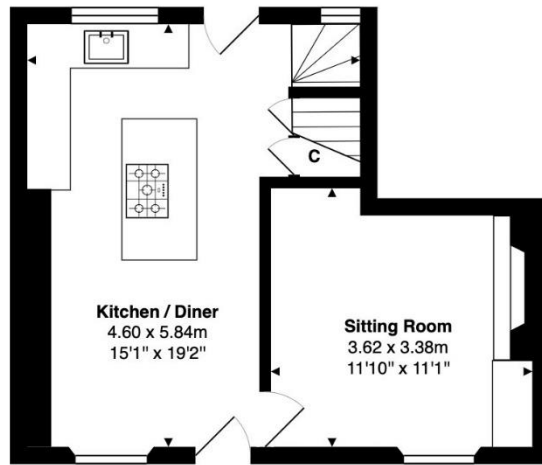
COUNCIL TAX

West Oxfordshire District Council - Band C.

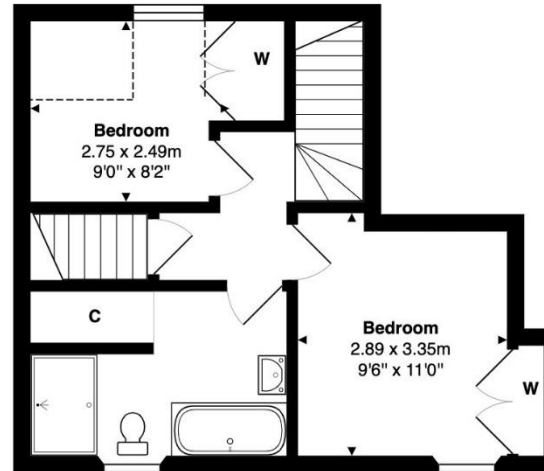


Energy Efficiency Rating

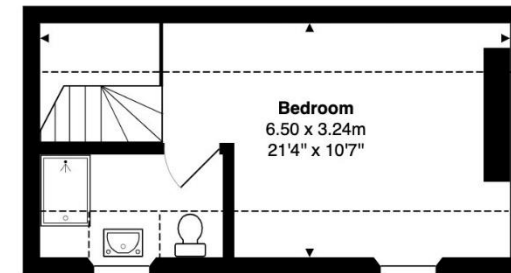
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area

90.2 m² ... 971 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



reduced headroom (less than 1.5 m / 5 ft)

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697 / 01993 851881
eynsham@abbeyprops.com

www.abbeyprops.com

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