



The Moors, KIDLINGTON, OX5 2AG

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A non-estate bungalow positioned on just under 1/3 of an acre plot with outbuildings which together offer an exciting lifestyle/business opportunity and great potential for further scope (STP). This detached 2 bedroom property is situated in one of Kidlington's most sought-after roads. It offers ample parking, 21'3" garage, 22'7" x 11'3" outbuilding, office with power and heating and the potential to extend into a large family property, subject to planning. Viewing highly recommended.

Council Tax Band: E

EPC Rating: D



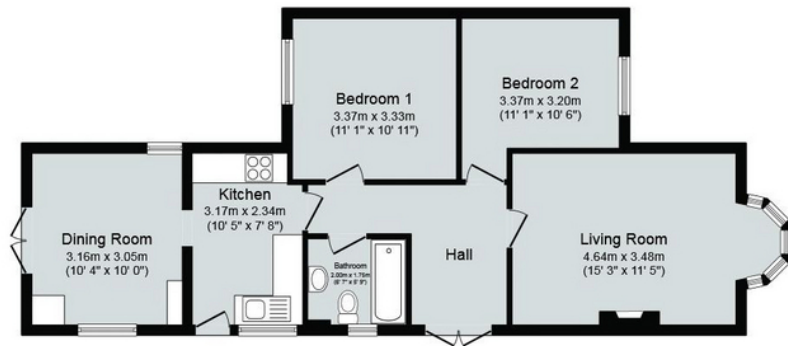


Key Features

- Detached non-estate bungalow with scope to extend (STP)
- Potential annexe/workshop/small business premises (subject to any approvals)
- Just under 1/3 of an acre plot backing onto open fields
- Ample parking
- Various outbuildings with boarded loft space/storage, with lighting and power
- Separate office
- Well-equipped garage/utility
- Planning permission to extend the property had been granted, but has since lapsed. However, this outlines the potential of the property

The Location

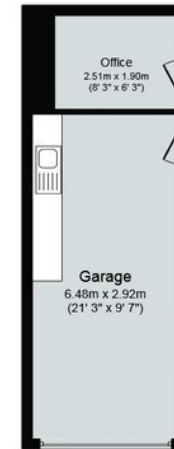
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford City Centre via a regular bus service. The new Oxford Parkway railway station (1.5 miles) provides easy access to London. Other nearby stations are at Oxford City Centre c5 miles) and Bicester c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.



Ground Floor



Outbuilding



Garage

Total floor area 118.3 sq.m. (1,273 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

