



OIEO
£550,000

THOMAS
MERRIFIELD

SALES LETTINGS

1A Exeter Road Kidlington Oxon OX5 2DY

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We are delighted to offer this airy, bright, light-filled individual modern contemporary detached house providing modern open plan living set in this highly popular road within easy walking distance of the High Street. This stunning architectural home comprises:- entrance hall, open plan lounge/diner/fully fitted kitchen with large windows to front and rear, utility room, ground floor guest bedroom with modern en-suite with fully tiled shower room including 2 sinks, first floor landing, master bedroom with jack and jill bathroom and 2 further bedrooms. Outside there is an enclosed manageable sized private garden and driveway parking. The property offers no upper chain and viewing is strongly recommended by the vendor's sole agent.

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 doctor's 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 in approximately 55 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.

Local Authority:

Cherwell District Council Council Tax Band: E

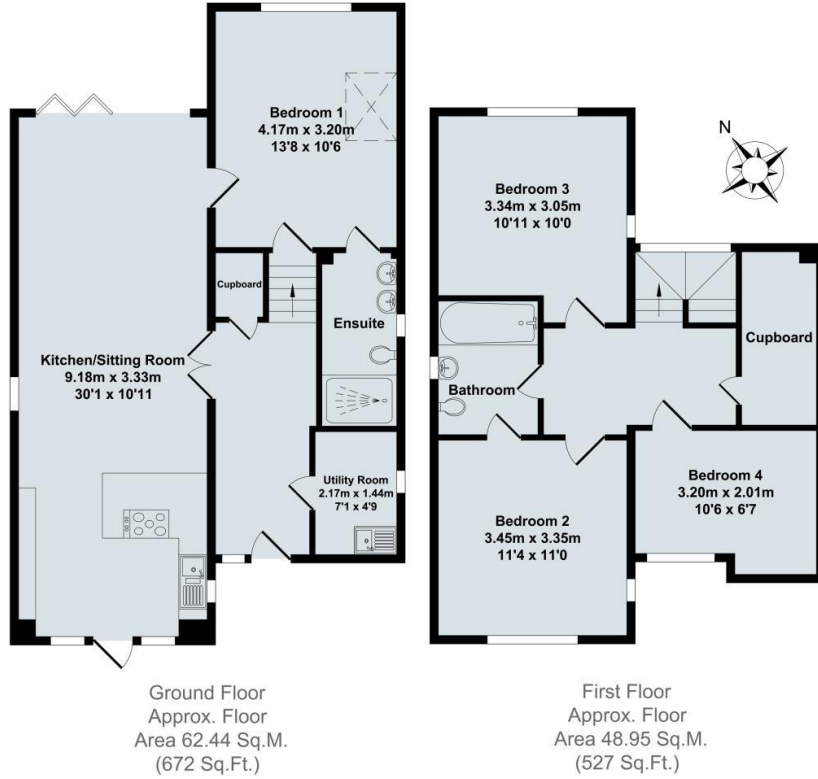
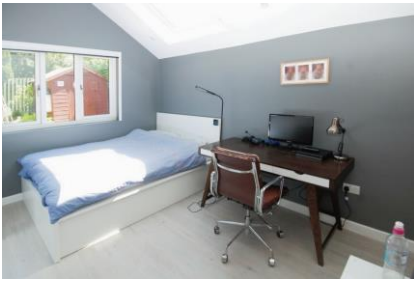


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. At the 3rd main set of traffic lights turn right into Sterling Road Approach, follow the road round into the High Street past Tesco's on your left and Exeter Road is the next road on the right.





- Individual Detached Modern Contemporary House
- Airy and Light-Filled Open Plan Living Rooms with Large Windows to Front and Rear
- Open Plan Living
- 4 Bedrooms with Black-Out Blinds
- Electric Sky Window in Guest Bedroom
- Modern Kitchen and Bathroom
- En-Suite Shower Room
- Easy to Clean Flooring
- Highly Popular Location
- Walking Distance to High Street
- Manageable Garden
- Garden Shed
- No Upper Chain
- Viewing Recommended



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Contact:

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Important Notice

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 2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.