



Guide
Price
£625,000

THOMAS
MERRIFIELD

SALES LETTINGS

23 Foxdown Close Kidlington Oxon OX5 2YE

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A deceptively spacious detached executive family home situated in a cul-de-sac which forms part of this highly sought after development at the bottom of The High Street. This stone fronted modern house is offered for sale with no chain and viewing is recommended. The accommodation comprises storm porch, entrance hall, cloakroom, lounge with double doors leading to dining room and patio doors leading to conservatory. There is a modern kitchen/breakfast room and a good size study. To the first floor there is a galleried landing, master bedroom with en-suite shower room, 3 further good sized bedrooms and a family bathroom. Outside there is a paved patio area well stocked borders and a hidden greenhouse with access leading round to the side where there is a further paved area with personal door to garage. To the front there is an area of garden along with a block paved driveway leading to a double garage with electric up and over doors.

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 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. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website www.kvoice.co.uk.

Local Authority: Cherwell District Council Tax Band: F

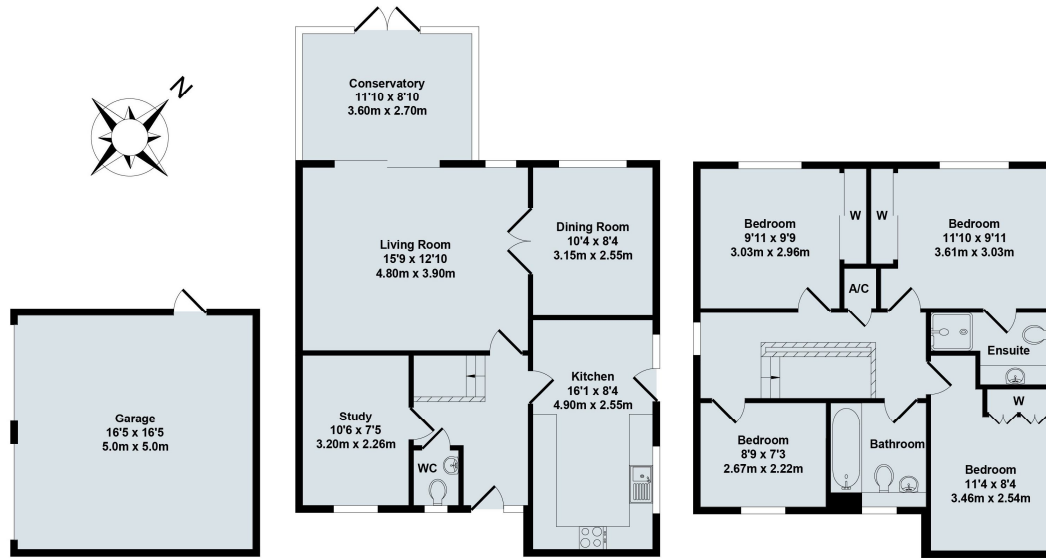


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn right at the 3rd main set of traffic lights into Sterling Road Approach following the road into the High Street. Continue past Tescos and Foxdown Close is the last turning on the left-hand side before reaching the T-junction.





- Detached Executive House
- 4 Bedrooms
- 3 Receptions
- Conservatory
- En-Suite Bathroom
- Double Garage
- Cul-De-Sac Location
- Walled Garden
- Highly Sought After Location
- No Chain



Garage

Ground Floor

First Floor

Total Approx. Floor Area 1587 Sq.Ft. (147.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(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	



Contact:

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