



Field Close, Kidlington, OX5 2HH

Offers Over £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Being offered for sale for the very first time since it was built in 1968 is this much loved detached family house having been extended to the side to create a good sized kitchen. The property is located in a quiet walkway position which forms part of this cul-de-sac close to Orchard Recreation Ground. The property requires modernisation and is offered with vacant possession. The accommodation comprises of entrance hall, double aspect through lounge/diner with fireplace and back boiler, extended kitchen, 3 bedrooms, family bathroom, Southerly facing rear garden and garage. To the front there is a good sized open plan garden with central path leading to the front door.

Council Tax Band: D  
EPC Rating: E





## Key Features

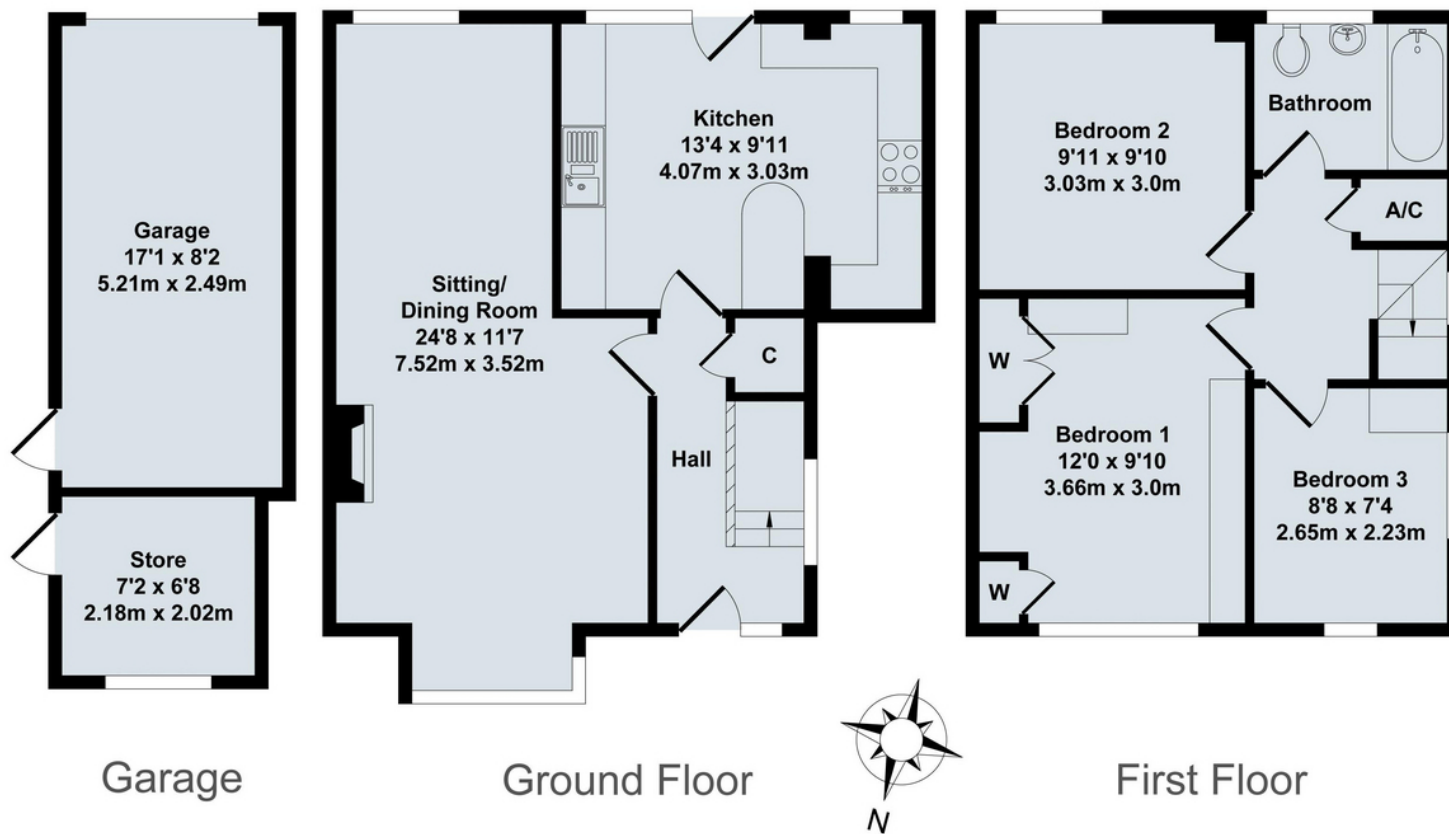
- 3 Bedroom Extended Detached Family Home
- Good Sized Kitchen
- Pleasant Garden
- Garage
- Walkway Position
- Cul-De-Sac Location
- No Chain
- Requires Modernisation

## 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 in approximately 55 mins. 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.







Total Approx. Floor Area 1018 Sq.Ft. (94.60 Sq.M.)

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

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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