



Poppy Close, Yarnton, OX5 1GZ

Offers Over £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within a small cul-de-sac of modern houses we are delighted to offer this detached family house being presented in a good decorative condition and worthy of an internal inspection. The property comprises storm porch with double glazed door leading to an entrance hall with stairs leading up to the first floor downstairs cloakroom sitting room with doors leading to a modern conservatory built in 2017 with electric underfloor heating and a generous fitted kitchen. Upstairs there is a master bedroom with en-suite shower room 2 further good sized bedrooms and a family bathroom. Outside there is a pleasant enclosed rear garden and single garage with utility area to the rear

Council Tax: D
EPC Rating: C



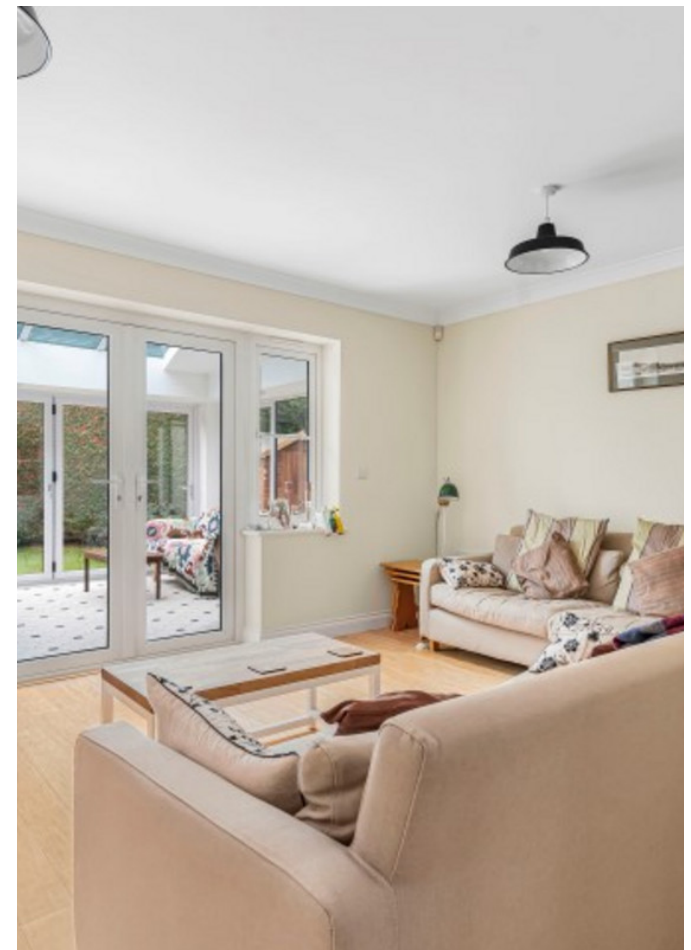


Key Features

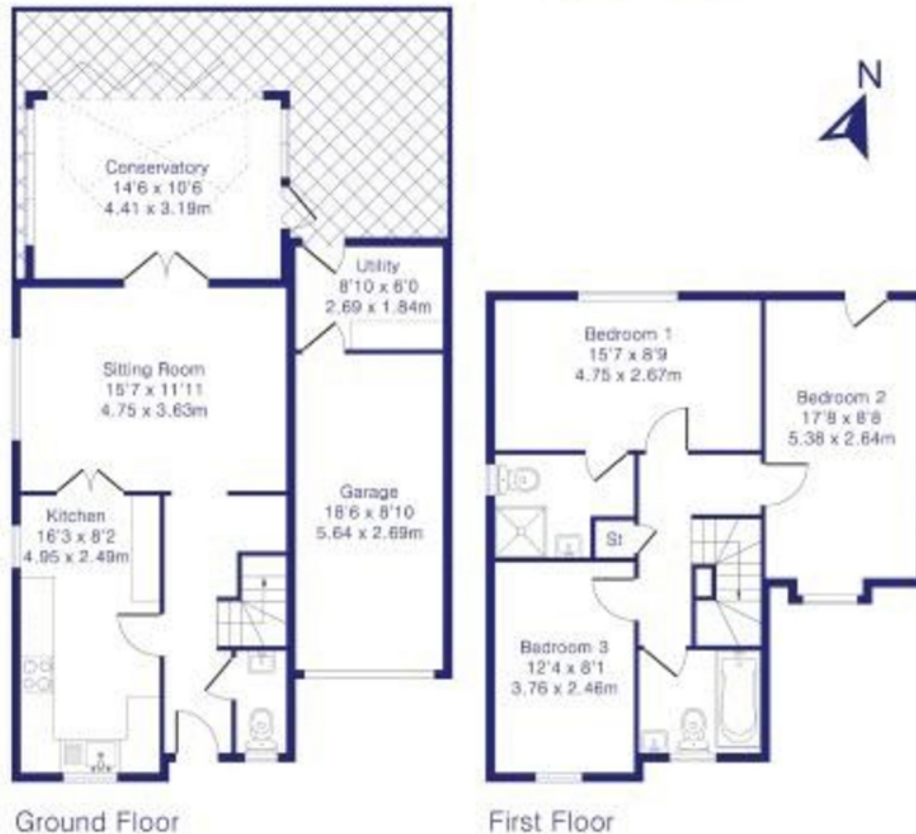
- 3 Bedroom Modern Detached House
- Cul-De-Sac Location
- Beautiful Conservatory
- En-Suite Shower Room
- 3 Good Sized Bedrooms
- Enclosed Garden
- Garage with Utility Area
- Gas Heating
- Village Location
- Viewing Recommended

The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church village hall chemist Doctors’ Surgery supermarket/post office petrol station pub restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles giving access to London and The Midlands. Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.



Approximate Gross Internal Area 1400 sq ft – 130 sq m
Ground Floor Area 824 sq ft – 77 sq m
First Floor Area 576 sq ft – 53 sq m



Thomas Merrifield and their clients give notice that:

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.

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

THOMAS
MERRIFIELD
SALES LETTINGS