



£899,995

THOMAS  
MERRIFIELD

SALES LETTINGS

6 Court Close Kidlington Oxon OX5 1NU

# 6 Court Close, Kidlington OX5 1NU

A substantial detached house situated in a 'no-through' private road of only a handful of properties within walking distance of the main centre. The property offers flexible accommodation including 4 bedrooms, large conservatory, 3 reception rooms, kitchen/breakfast room, utility room, en-suite, separate 1 bedroom annexe and set in large mature gardens with a double garage and ample parking.

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](http://www.kvoice.co.uk).

## Local Authority:

Cherwell District Council Tax Band G (Annexe Band A)



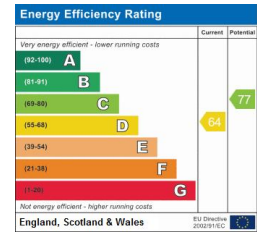
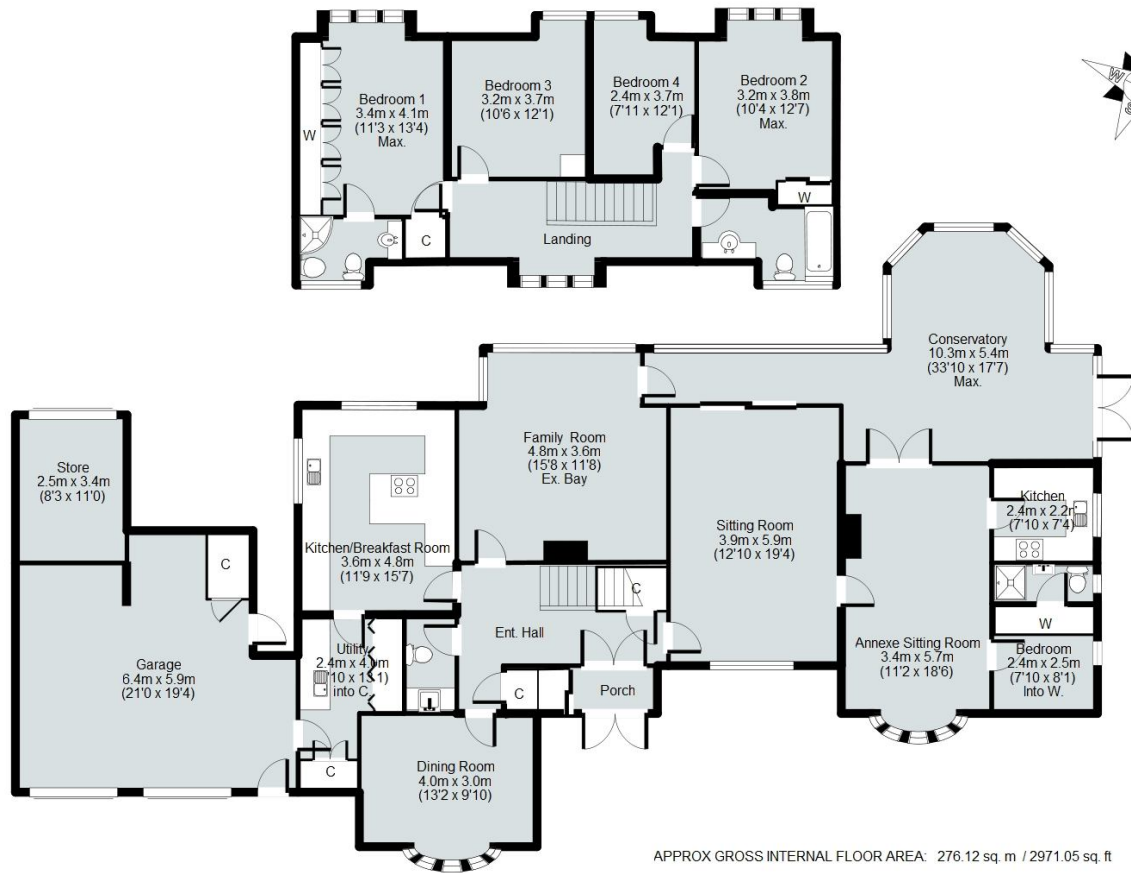
Directions: From Oxford proceed into Kidlington onto the main Oxford Road. At the fourth set of main traffic lights turn left into Lyne Road then immediately left into Crown Road. Court Close can be found a short distance on the right-hand side on a private road opposite Exeter Park.





- Substantial detached family house
- Situated in a private road of only a handful of detached properties
- Walking distance of the village centre
- Close to bus stops to Oxford and Oxford Parkway Railway Station linking Oxford and London Marylebone
- Flexible accommodation
- Master Bedroom with En-suite
- 3 further Bedrooms
- Family Bathroom
- Kitchen/Breakfast Room
- 3 Reception Rooms
- Utility Room
- Conservatory
- Cloakroom
- Gas central heating
- Separate 1 Bedroom Annexe
- Set in large mature gardens
- Double Garage and Store Room

Annual Charge of £75.00 per annum paid into a sinking fund for the maintenance of the private road.



This floor plan illustration is only an approximation of measurements, existing structures and features, and is provided for convenience and visual reference only. While every effort toward accuracy was made,

**THOMAS MERRIFIELD**  
SALES LETTINGS

**Contact:**

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH  
Tel: +44 (0)1865 379880  
E-mail: kidlington@thomasmerrifield.co.uk

**Important Notice**

Thomas Merrifield for themselves and their clients give notice that:-

- They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 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.
- 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.
- 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.
- 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.