



Lime Kiln Road, Tackley, OX5 3BW

Offers In Excess Of £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 4 bedroom detached house situated in this popular North Oxford village in need of some modernisation. The property is situated in a small cul-de-sac within minutes walk of the train station and has 2 reception rooms, conservatory, cloakroom, en-suite shower room and family bathroom and double garage. No chain.

Material information to note:

- Construction: Brick & Tiled Roof
 - All Mains Services Connected
 - Solar Panels
 - Mobile Signal/Coverage: Good
 - Broadband: Not Connected
 - Available Standard & Superfast Speeds
 - Flood Risk: Very Low
 - Covenants: No caravan or house on wheels shall be placed upon the land.
- No trade or business to be run from the property apart from Doctors, Dentists, Solicitors or Accounts.
- No Fence wall, hedge or other physical division shall be erected or grown in that part of the plot edged red which lies in front of any dwelling erected thereon other than any fence wall or hedge erected or planted by the vendor in accordance with the requirements of the Planning Authority.



EPC Rating: D

Council Tax Band: E



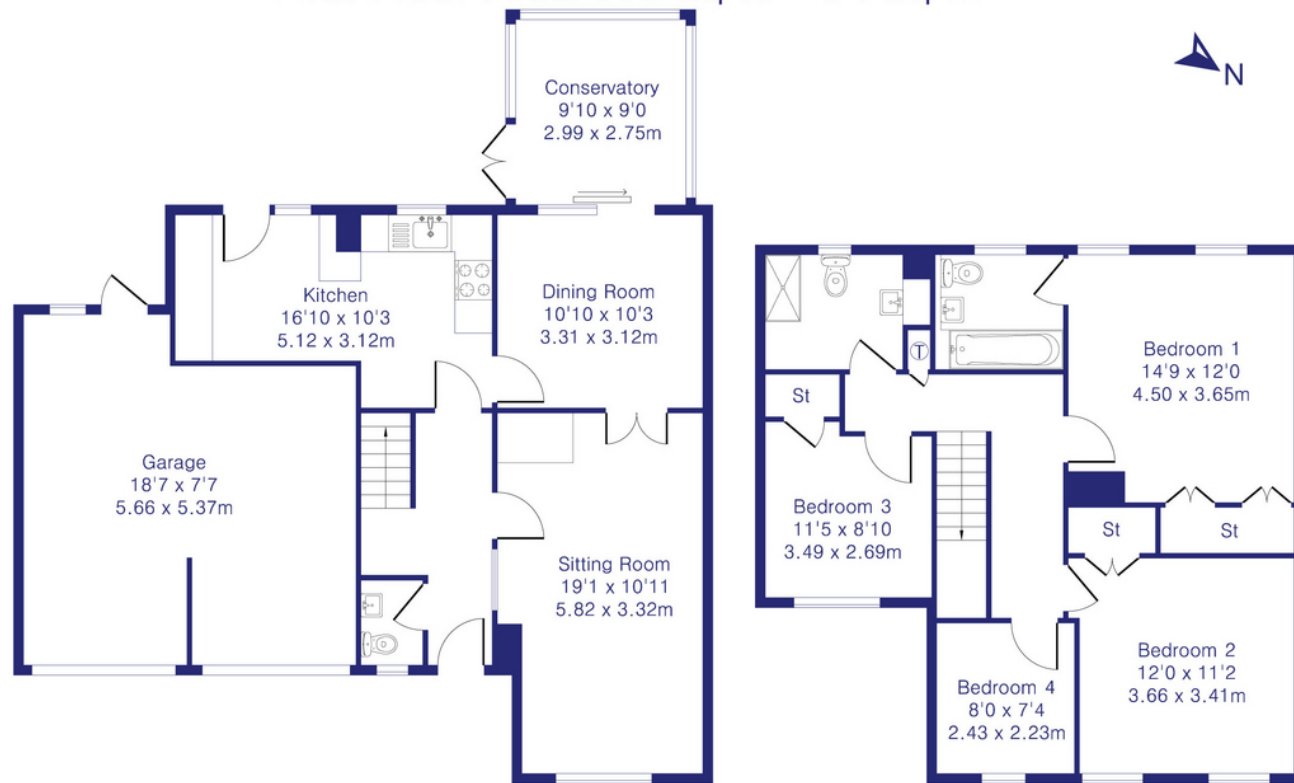
Key Features

- 4 bedroom detached house
- Warm Air Gas Heating and Double Glazing
- Driveway and Double Garage
- Cul-De-Sac Location
- Conservatory
- Enclosed Gardens
- En-Suite Bathroom
- Family Shower Room
- Cloakroom
- No Chain

The Location

Tackley is a pretty and sought-after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office and tea room, a church, primary school and a village pub which serves food. The village is in the catchment area for Marlborough School and there is a school bus available. It also benefits from a railway station running services to London, Banbury and Oxford. The new Oxford Parkway Railway Station, now open close by at Water Eaton, Kidlington, will benefit local residents travelling to London even further. The M40 (J.9) is within 8 miles, giving access to London and the Midlands. There is also a bus service to Banbury and Oxford.

Approximate Gross Internal Area 1649 sq ft – 154 sq m
Ground Floor Area 964 sq ft – 90 sq m
First Floor Area 685 sq ft – 64 sq m



Ground Floor

First Floor

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.

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