



Rowan Close, Kidlington, OX5 1EU

£485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended detached family home offering generous accommodation for a growing family, presented in good decorative condition and worthy of an internal inspection. The property is situated on a corner plot and enjoys a westerly facing garden. The accommodation comprises: entrance hall, utility room, downstairs shower room, an extended "L" shaped lounge/dining room, fitted kitchen and conservatory to the ground floor. To the first floor there are 3 good sized bedrooms and a large family bathroom. Outside there is a pleasant garden, garage and driveway.

Material information to note:

- Constructed from brick and block under a tiled roof
- All main services are connected
- OFCOM checker confirms there is standard to ultrafast broadband available
- OFCOM checker confirms that there is good mobile availability
- The property is in flood risk zone 1 which has a low probability of flooding
- Planning Permission: We are unaware of any planning permission within the locality that would effect this property (13/01/24)



Council Tax Band: D

EPC: D



Key Features

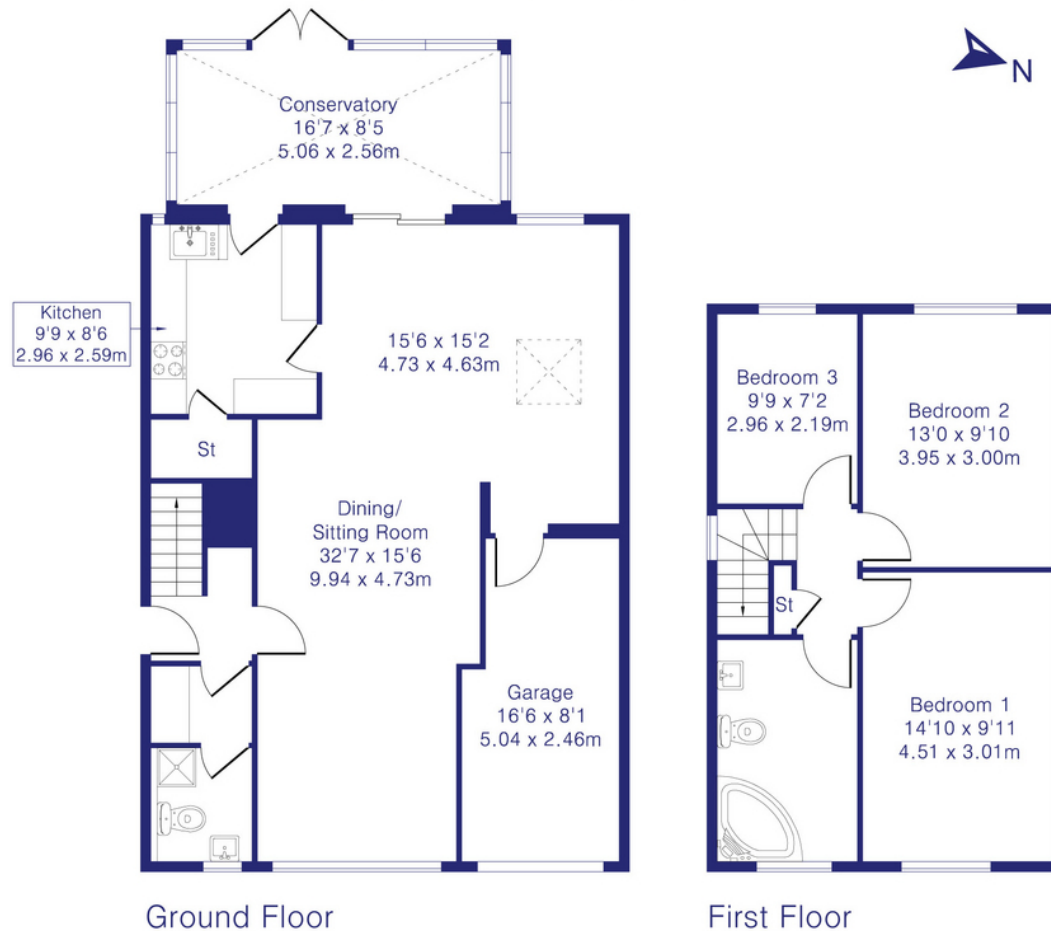
- Extended detached
- Corner plot
- 3 good sized bedrooms
- Large living space
- Downstairs shower room
- Upstairs large bathroom
- Conservatory
- Gas heating to radiators
- Double glazing
- Viewing recommended

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 Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 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.



Approximate Gross Internal Area 1415 sq ft – 131 sq m
Ground Floor Area 930 sq ft – 86 sq m
First Floor Area 485 sq ft – 45 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