



Churchill Road, Kidlington, OX5 1BN

£400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

We are delighted to present to the market this 1950's chalet bungalow positioned on a large plot which provides great potential for further scope (subject to planning permission approval). This much loved family home has been the subject of recent improvements to include a modern kitchen, modern bathroom and modern gas boiler. The accommodation comprises of, entrance hall, through lounge/diner, kitchen, sun lounge, ground floor bedroom and shower room. Upstairs there are 2 further bedrooms with views over the rear garden. Outside there is a large mature garden with fruit cage and greenhouse with garage to side and a double width driveway. Churchill Road is a highly popular road located close to the village High Street, schooling for all ages, open countryside, bus stops and local co-op store. Viewing is strongly recommended to fully appreciate the property.

Material information to note:

- All main services are connected to include gas, electric, water and drainage.
- According to OFCOM, standard, superfast and ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk))
- According to the Government website (GOV.UK) there is a medium risk of surface flooding, however, we understand from the owners that the property has not flooded during their 42 years of ownership
- Restrictive Covenants are in place, further details on request and should be checked before viewing.



Council Tax Band: C

EPC Rating: D



## Key Features

- Chalet Bungalow
- Semi-Detached
- Large Garden
- 3 Bedrooms
- Lounge/Diner
- Modern Kitchen
- Modern Shower Room
- Gas Heating
- No Chain
- Great Potential

## 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 1139 sq ft – 106 sq m  
Ground Floor Area 547 sq ft – 51 sq m  
First Floor Area 299 sq ft – 28 sq m  
Garage Area 293 sq ft – 27 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.

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