



Churchill Road, KIDLINGTON, OX5 1BN

£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to present this modern detached bungalow built in 2013 and being presented with excellent decor throughout. This deceptively spacious property has been cleverly designed to create the potential to be made into a chalet bungalow subject to permission being granted. The property comprises spacious entrance hall, large lounge with patio doors leading to the garden. An open plan kitchen/diner with peninsular breakfast bar and double doors leading to the garden. Master bedroom with en-suite shower room, 2 further double bedrooms, family bathroom, good size Southerly facing rear garden, single garage and double width driveway to the front. The property is complimented by gas central heating, double glazing, cavity wall insulation and a large number of privately owned solar panels. An internal inspection is strongly recommended to fully appreciate this individual and unique bungalow.

Material information to note:

- All main services are connected to include gas, electric, water and drainage
- A number of privately owned solar panels
- OFCOM checker indicates standard to ultrafast Broadband is available at this postcode
- OFCOM checker indicates good mobile and data reception is available at this postcode (15/3/24)
- According to the Government website (GOV.UK) there is a medium chance risk of between 1% - 3.3% of surface flooding. However, we understand from the owners that the property has not flooded during there 13 years of ownership
- Photos taken prior to current tenancy
- The gas fire in the lounge is currently disconnected

Council Tax Band: D

EPC Rating : B





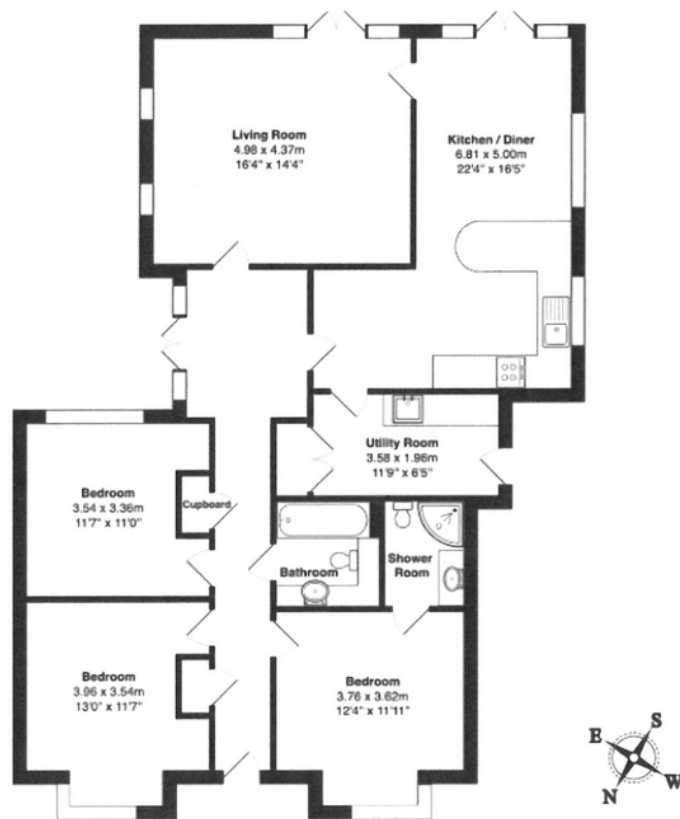
Key Features

- Modern Bungalow
- Detached
- 3 Double Bedrooms
- En-Suite & Family Bathroom
- Modern Kitchen/Diner
- Large Living Room
- Good Size Garden
- Garage
- Beautifully Presented
- No Upper Chain

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.





Approx. Gross Internal Area: 113.1 m² ... 1217 ft²

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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