



Flatford Place, Kidlington, OX5 1TQ

£450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located in a tucked away position is this extended family home. The property has been subject to considerable improvements by the current owners and is beautifully presented where an internal inspection is strongly recommended. On entering the property the entrance hall leads into the lounge with staircase to first floor and door leading to a modern fitted kitchen/diner. Access from the kitchen/diner leads to a conservatory with patio doors leading to the garden and an internal door leading to a utility room. Doors lead from the utility to the downstairs cloakroom and garage. Upstairs the master bedroom enjoys a vaulted ceiling with skylight with en-suite dressing room and modern shower room. There are 3 further bedrooms and modern fitted bathroom. Outside the rear garden has been landscaped and to the front there is a good sized driveway and garage.

Material information to note:

- According to OFCOM there is standard to ultrafast broadband available at this postcode.
- According to OFCOM good data and voice reception is available both inside and outside the property (26/03/24).
- Mains gas, electricity, water and drainage all connected.



Council Tax Band: D  
EPC Rating: C



## Key Features

- Extended End of Terrace
- Deceptively spacious
- 4 good sized Bedrooms
- En-suite Shower Room
- Modern Kitchen/Diner
- Utility Room
- Downstairs Cloakroom
- Landscaped Garden
- Garage and Parking
- Viewing Recommended

## The Location

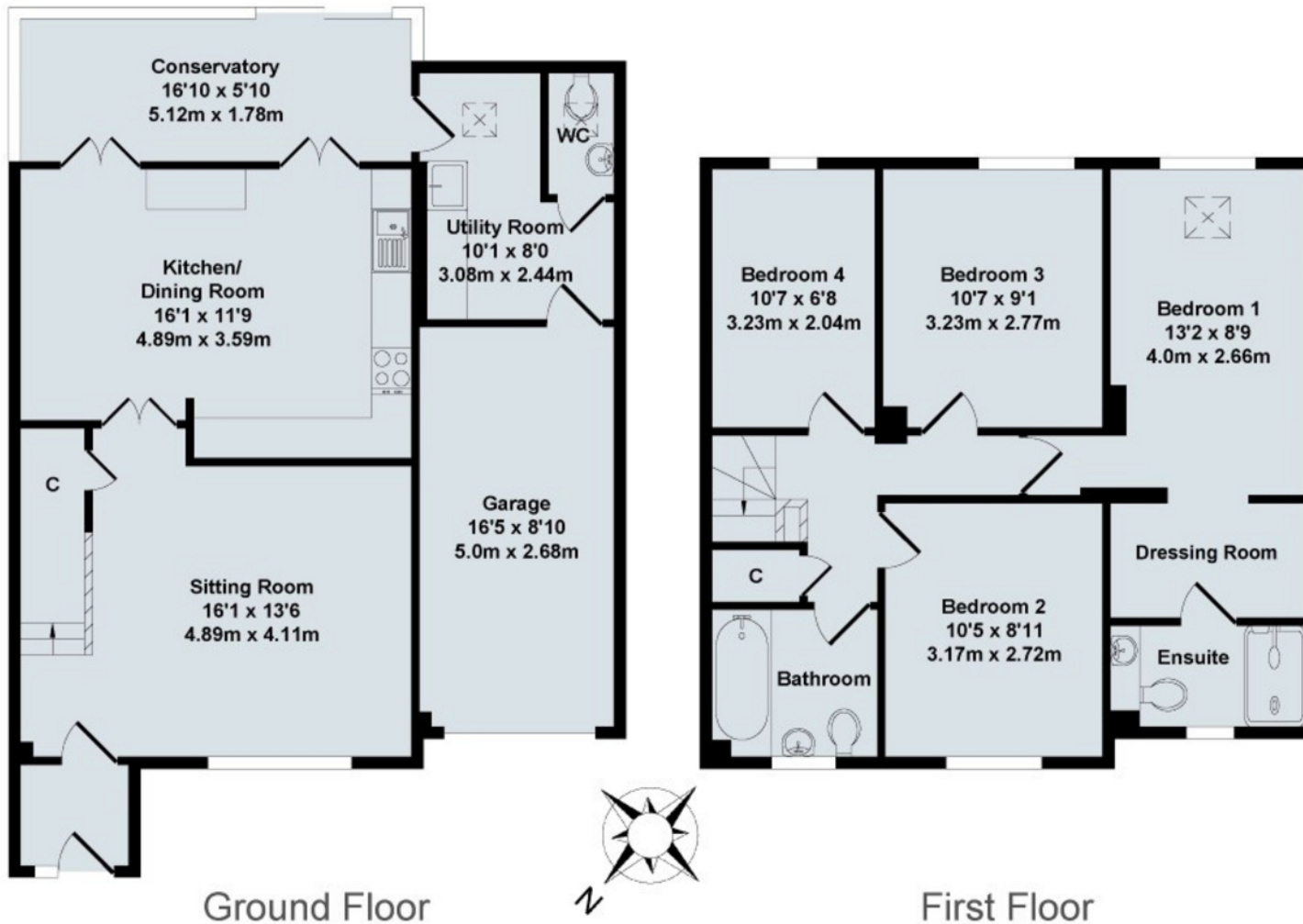
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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.



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.



Ground Floor

First Floor

Total Approx. Floor Area 1307 Sq.Ft. (121.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

### Kidlington Office

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD

SALES LETTINGS