



Benmead Road, Kidlington, OX5 2DA

Offers Over £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended bay window detached family home located in a desirable location offering generous and well planned accommodation for a growing family. The property comprises spacious entrance hall, sitting room with bay window, family room with connecting doors to dining room. The dining room has connecting doors to the kitchen and bi-fold doors to the garden. A good sized modern kitchen with separate utility room and cloakroom. Upstairs there is a generous master bedroom with en-suite bathroom, 3 further good sized bedrooms and a family bathroom. Outside there is a pleasant rear garden with detached single garage and block paved driveway to the front for several cars. The property is ideally located for North Kidlington Primary School, buses and the village high street. Viewing is strongly recommended and the property is being sold with no chain.

Additional information to note:

- All mains services are connected
- Gas heating to radiators
- Double glazed windows
- According to the OFCOM checker standard to ultrafast broadband is available
- According to the OFCOM checker good voice and data indoors and outdoors is available

Council Tax Band: E

EPC Rating: D





Key Features

- Extended Detached
- Family Home
- Desirable Location
- 3 Reception Rooms
- 4 Good Sized Bedrooms
- En-Suite and Family Bathroom
- Garden Backing onto Fields
- Garage and Driveway
- No Chain
- 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.



Total Approx. Floor Area 1660 Sq.Ft. (154.20 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

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS