



Farm Close, Kidlington, OX5 2BE
Offers In Excess Of £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 3 bedroom detached bungalow situated in one of Kidlington's most sought-after locations within walking distance of St Mary's Church. The property has an enclosed rear garden with gated side access on both sides, plenty of parking, garage with additional space to the rear. The property is offered with no onward chain.

Material information to note:

- According to OFCOM checker standard, superfast and ultrafast broadband is available at this postcode.
- According to OFCOM checker indoor voice and data good at this postcode.
- According to OFCOM checker outdoor voice, data, enhanced data good at this postcode.
- Mains electricity, gas and water are connected to this property.
- Restrictive Covenants in the title restrict the site to a single dwelling, any extensions to the property are to be approved by J.A.Pye Ltd. A copy is available on request.

Council Tax Band: E

EPC Rating: D



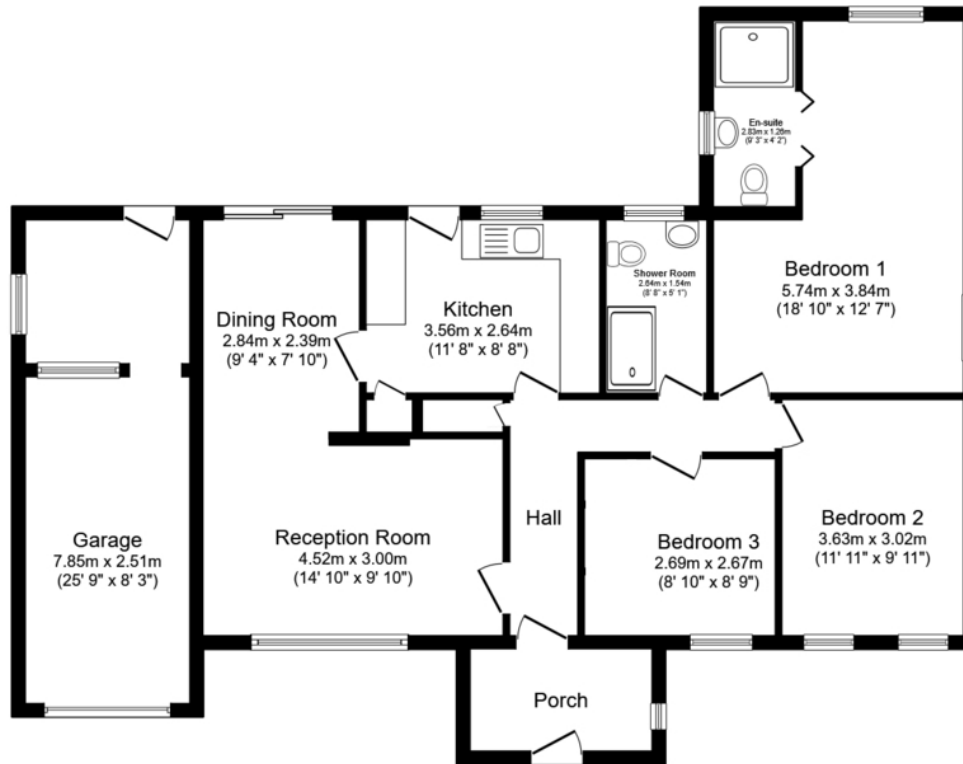


Key Features

- 3 Bedrooms
- Sitting Room/Dining Room
- Kitchen
- Family Shower Room and En-Suite Shower Room
- Gas Central Heating and Double Glazing
- Garage (power and light)
- Enclosed Garden
- Side Access
- Cul-De-Sac Location
- No 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.



Floor Plan

Floor area 109.7 sq.m. (1,181 sq.ft.)

TOTAL: 109.7 sq.m. (1,181 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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