



Hayday Close, Kidlington, OX5 1FS

£375,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Situated in a tucked away location which forms part of this modern development, we are pleased to offer this ideal 3 bedroom semi-detached family home. The property comprises: entrance hall, downstairs cloakroom, living room, kitchen, 3 good sized bedrooms, family bathroom, manageable sized rear garden and allocated parking for 2 cars. Yarnton is a popular village between Oxford and Woodstock which enjoys local amenities to include primary school and shops. Viewing is recommended.

Additional information to note:

- All mains services are connected (except Gas)
- OFCOM checker confirms that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms limited voice and data for EE & Three with limited voice but no data for O2, no voice or data with Vodafone indoors. Likely voice and data with all networks
- GOV.UK website confirms that there is medium risk of surface flooding meaning a 1% - 3% chance

Council Tax Band: D

EPC Rating: C





Key Features

- Semi-Detached House
- 3 Bedrooms
- Tucked Away Location
- Modern Development
- Air Source Heating
- Double Glazing
- 2 Parking Spaces
- Private Garden
- Ideal Family Home
- Viewing Recommended

The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.



Total area; approx. 85.90sq. metres (924.61 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Remalls or any representative of Oliver Remalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Remalls Date Prepared - Oct 2023

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