



The Moors, Kidlington, OX5 2AQ
Offers In Excess Of £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented 2/3 bedroom detached bungalow situated in this much sought-after location. Accommodation is spacious and flexible with the benefit of a Southerly facing rear garden with summerhouse and ample driveway parking, family bathroom, en-suite shower room, utility room and double glazed conservatory.

Material information to note:

- According to OFCOM checker, broadband - standard, superfast and ultrafast.
- According to OFCOM checker, mobile - limited indoor voice & data, outdoor voice & data likely.
- Mains gas, electric, drainage & water connected to the property.
- According to the GOV.UK website there is a medium risk of surface flooding.
- For information on restrictive covenants please contact the office.

Council Tax Band: E

EPC Rating: D





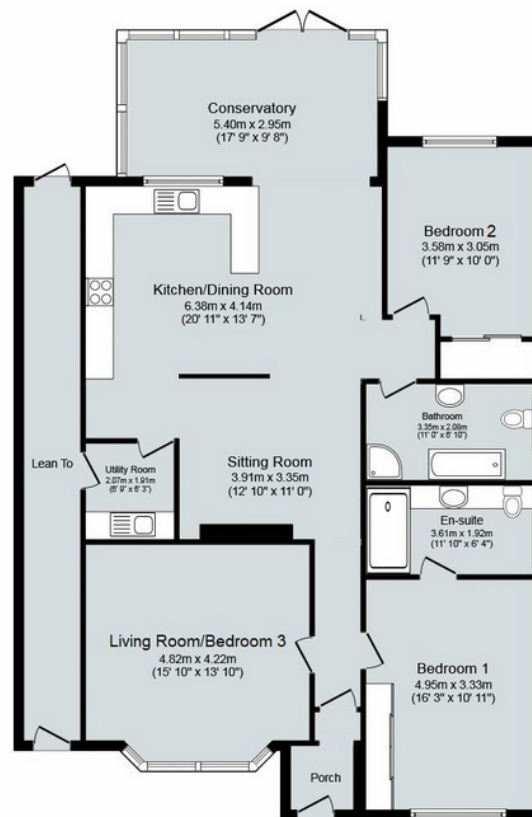
Key Features

- Detached 2/3 Bedroom Bungalow
- Spacious & Flexible Accommodation
- Living Room/Bedroom 3
- Conservatory
- Utility Room
- Master Bedroom with En-Suite & Family Bathroom
- Lean-To Walkway through to Rear
- Enclosed Southerly Facing Garden
- Ample Parking
- Summerhouse with Light & Power

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 new Oxford Parkway railway station (1.5 miles) provides easy access to London. 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

Total floor area 159.0 sq. m. (1,711 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.

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

