



7 Lock Crescent, Kidlington, OX5 1HD

Offers In Excess Of £550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

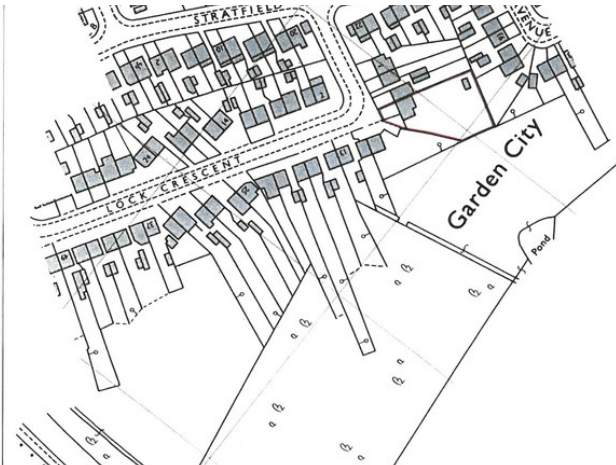
A spacious 5/6 bedroom semi-detached house offering flexible accommodation set on a larger than average plot which offers potential to develop, subject to the usual consents and planning.

Material Information to note:

- Mains gas, electric, drainage and water connected.
- According to OFCOM checker standard & ultrafast broadband.
- According to OFCOM checker indoor mobile voice & data limited and no O2 data, outdoor mobile voice & data likely.
- Please note this property flooded from surface water flooding in September 2024.
- Please contact the office for details of covenants.
- Council Tax band is likely to be re-valued on purchase.

Council Tax Band: C

EPC Rating: C







## Key Features

- 5/6 Bedrooms
- Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Study/Bedroom 6
- Conservatory
- En-Suite, Family Bathroom, Shower Room/Cloakroom
- Gas Central Heating & Double Glazing
- Large Garden with Potential to Develop Subject to Planning

## 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 55 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.





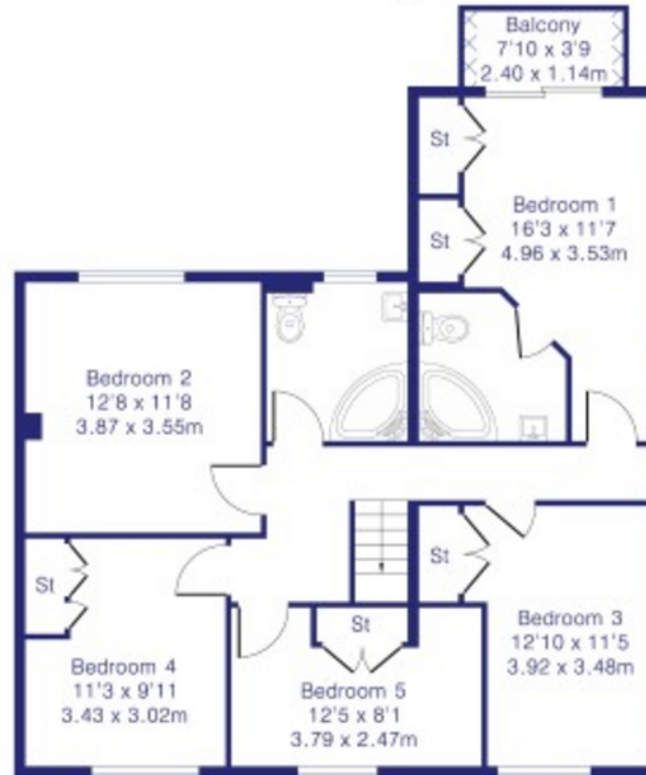
Approximate Gross Internal Area 1897 sq ft – 176 sq m

Ground Floor Area 1054 sq ft – 98 sq m

First Floor Area 843 sq ft – 78 sq m



Ground Floor



First Floor

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

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