



Woodstock Road, Yarnton, OX5 1PT

£450,000 Freehold

THOMAS
MERRIFIELD

SALES LETTINGS



The Property

An attractive 1930's deceptively spacious 3 bedroom semi-detached house offering good sized family accommodation with a large Westerly facing rear garden. The property is presented in good decorative condition and is offered with no upper chain. The property comprises of Entrance lobby, entrance hall, bay window dining room, lounge with access to a small sun lounge. A modern fitted kitchen with a modern fitted shower room off. To the first floor there are 3 good sized bedrooms with fitted wardrobes to the main bedroom and a family bathroom. Outside there is a large mature level westerly facing garden with well stocked borders, soft fruit trees, vegetable garden and large garden shed. There is a detached single garage with wooden doors with a restricted driveway leading to it. The property benefits from gas heating to radiators and double glazing. Viewing is strongly recommended.

Additional information to note:

- All main services are connected.
- There is corrugated asbestos sheeting (over the garage, large garden shed and downstairs shower room).
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is limited voice & data with EE, Three and Vodaphone with none for O2 indoors, but likely voice & data with all networks outdoors.

Council Tax Band: D

EPC Rating: D





Key Features

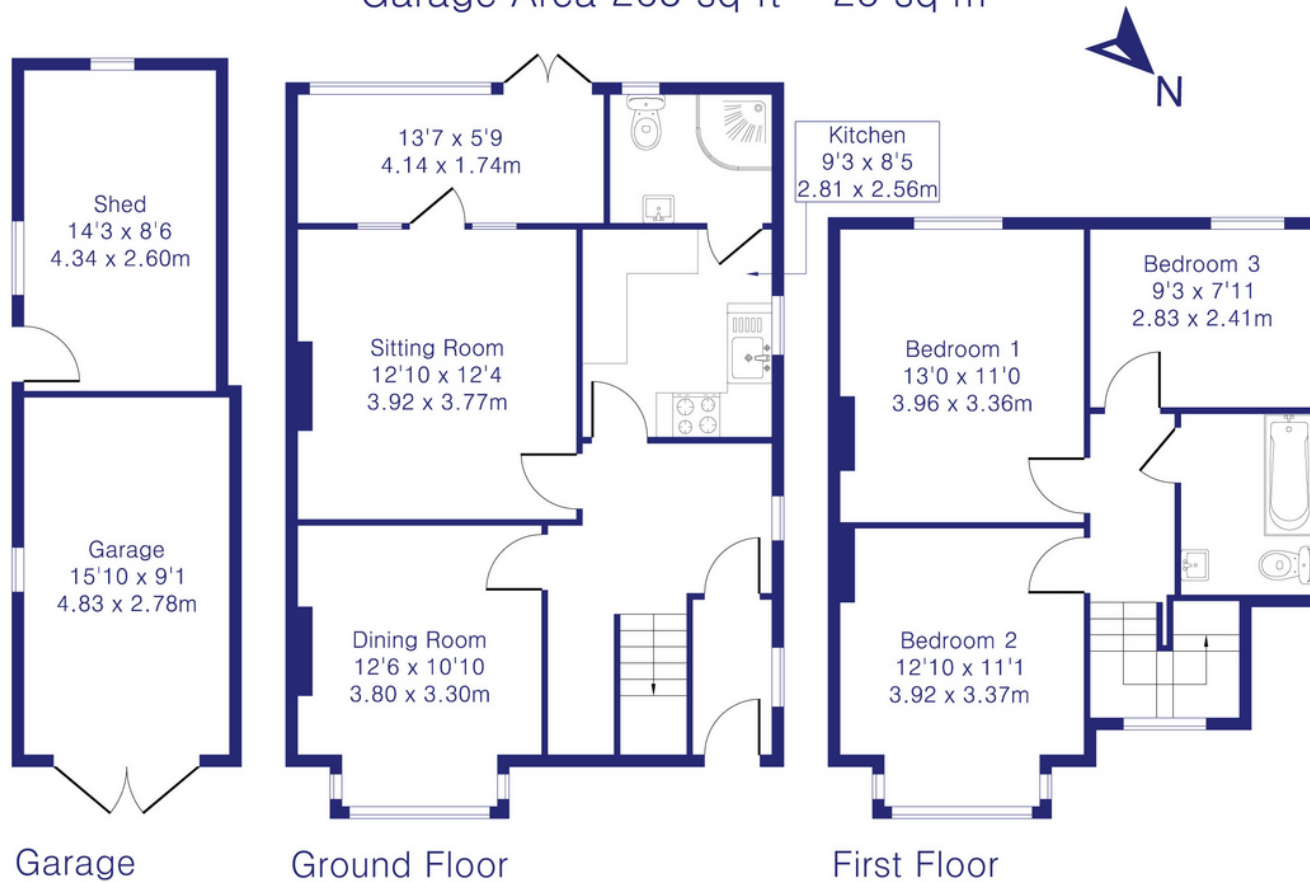
- Attractive Semi-Detached House
- 3 Good Sized Bedrooms
- Modern Kitchen
- Modern Shower Room
- Modern Gas Boiler
- 2 Reception Rooms
- Large Garden
- Popular Village
- No Chain
- Viewing Recommended

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.



Approximate Gross Internal Area 1370 sq ft – 128 sq m
Ground Floor Area 631 sq ft – 59 sq m
First Floor Area 471 sq ft – 44 sq m
Garage Area 268 sq ft – 25 sq m



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.

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