



Freeborn Close, Kidlington, OX5 2BH
Offers In Excess Of £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented 3 bedroom link-detached house situated on a quiet cul-de-sac in a highly desirable area of Kidlington. This house is presented in very good order, with a fitted kitchen/dining room backing onto an enclosed southerly facing rear garden. The property also benefits from 3 good sized bedrooms, an en-suite shower room, a bright living room, cloakroom, and a larger than average garage with ample driveway parking. Subject to planning, this property also offers great extension potential similar to other properties in the surrounding area.

Additional material information to note:

- Mains gas, electric, water and drainage connected.
- OFCOM checker indicates that standard, superfast & ultrafast broadband are available at the property.
- For mobile and data signal information please visit ofcom.org.uk

Council Tax Band: E

EPC Rating: C





Key Features

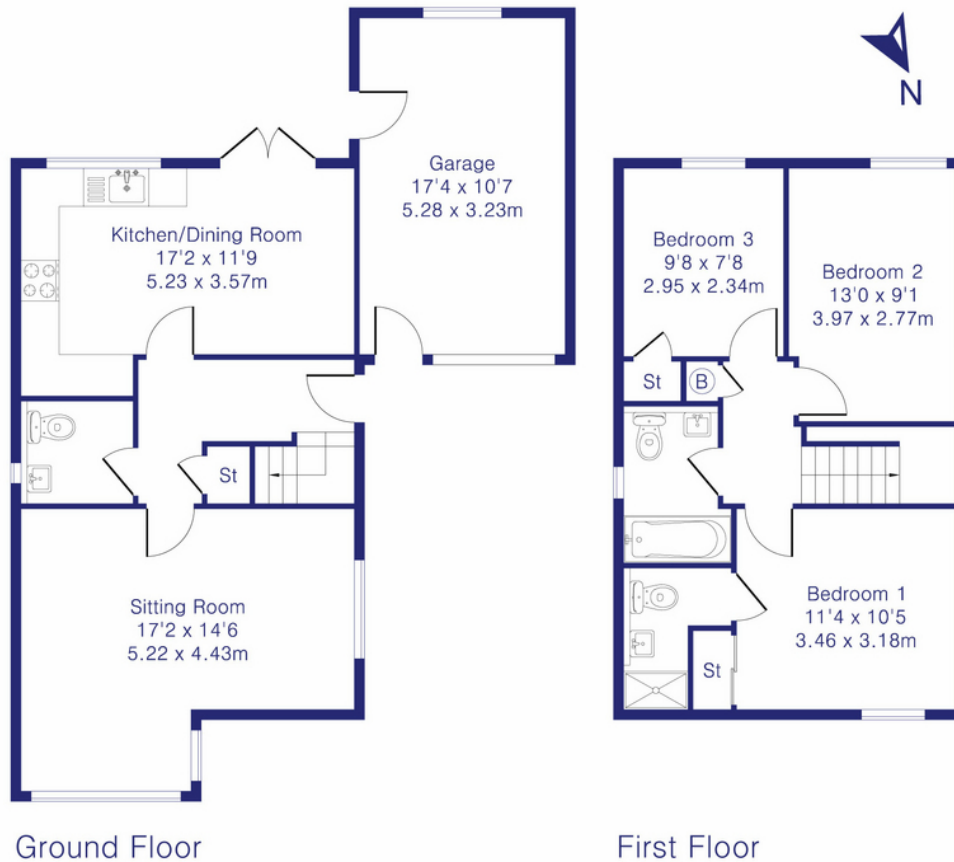
- 3 Good Sized Bedrooms
- Kitchen/Dining Room with Built-In Appliances
- Gas Central Heating and Double Glazing
- Cloakroom
- Family Bathroom
- En-Suite Shower Room
- Enclosed Southerly Facing Rear Garden
- Larger than Average Garage
- Cul-De-Sac Location

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 regular bus services. 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.



Approximate Gross Internal Area 1179 sq ft – 109 sq m
 Ground Floor Area 701 sq ft – 65 sq m
 First Floor Area 478 sq ft – 44 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.

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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

