



Foxdown Close, Kidlington, OX5 2YE

£725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



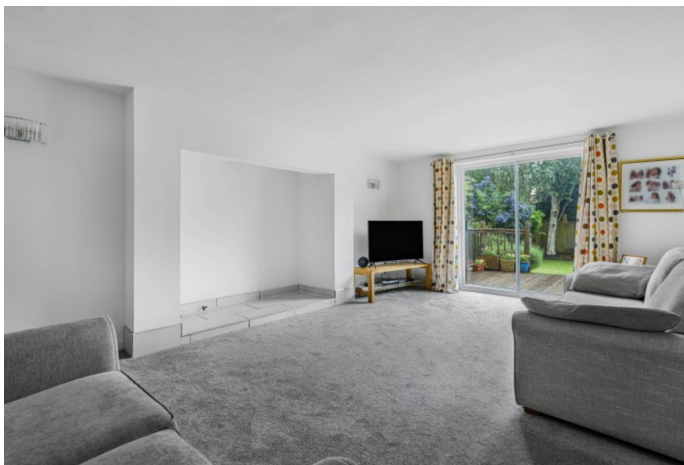
The Property

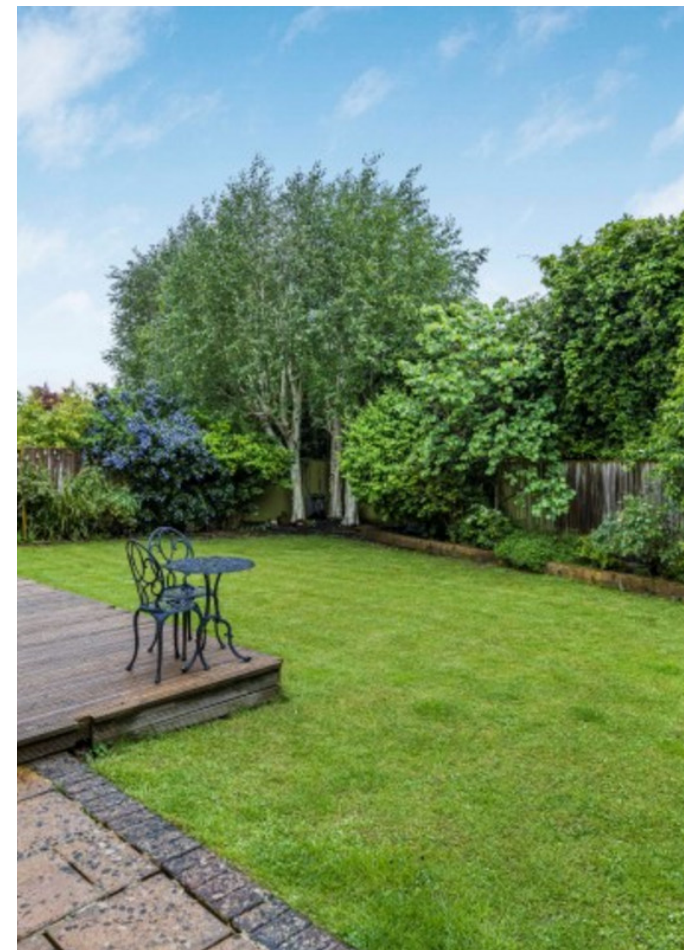
A 4 bedroom detached house situated in a highly desirable area of Kidlington within minutes walk of the main centre. The property has spacious accommodation including a large master bedroom with en-suite shower room, gas central heating, garage, car port and a mature enclosed garden with side access. Viewing is highly recommended.

Additional information to note:

- Mains Gas, Electric, Water and Drainage are connected.
- Broadband: OFCOM checker indicates that standard, superfast and ultrafast broadband is available at the property.
- Mobile:
 - Indoor: EE and Three voice and data limited. O2 and Vodafone voice likely and data limited.
 - Outdoor: Voice and data likely.
- For information on restrictive covenants please contact the office.

- Council Tax Band: E
- EPC Rating: E





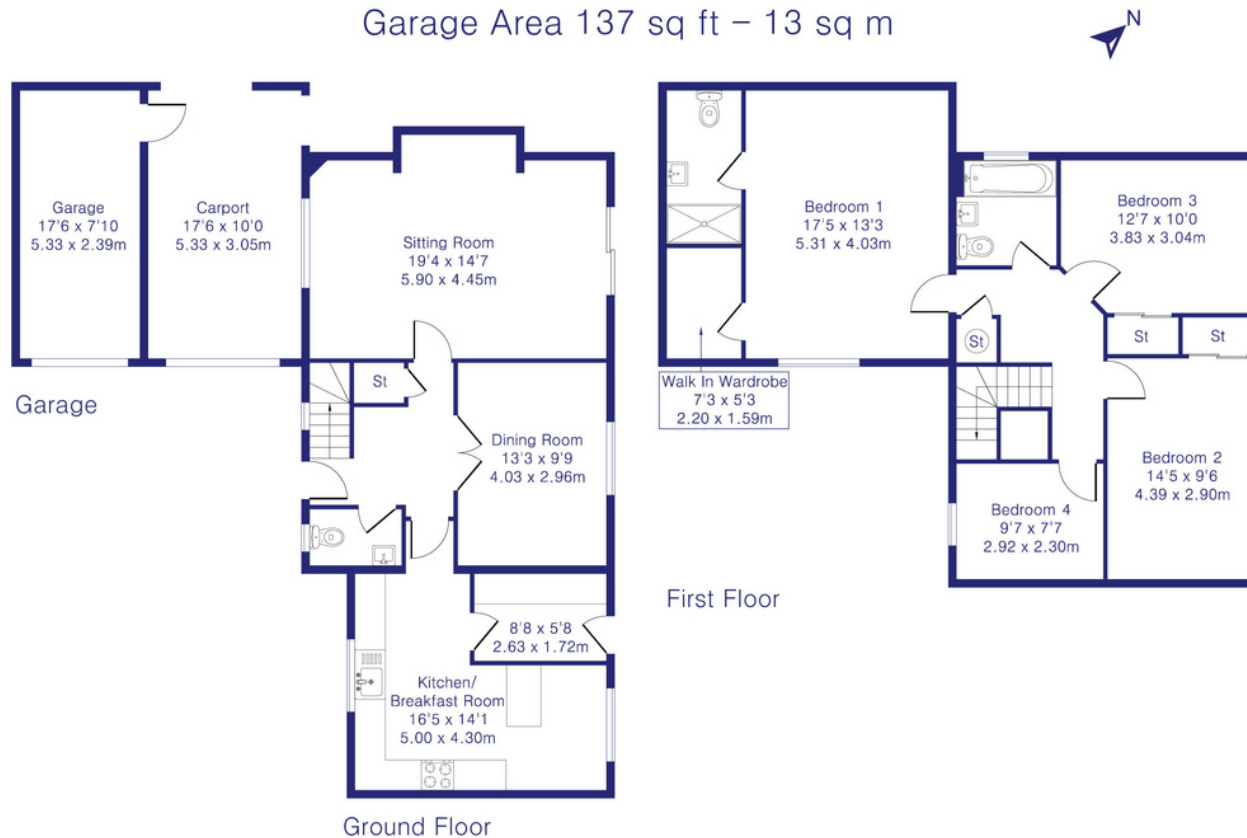
Key Features

- 4 Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Family Bathroom and En-Suite Shower Room
- Gas Central Heating & Double Glazing
- Garage and Car Port
- Enclosed Mature Garden with Side Access on 2 Sides
- Sought After 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 a regular bus service. 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 1758 sq ft – 164 sq m
Ground Floor Area 764 sq ft – 71 sq m
First Floor Area 857 sq ft – 80 sq m
Garage Area 137 sq ft – 13 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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