



Willow Close, Yarnton, OX5 1NP

£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this deceptively spacious 3 bedroom detached bungalow built in 1969 and having been improved by the current owner to be presented in good décor. The bungalow is situated in a quiet cul-de-sac location with access to primary school and the A44. The accommodation comprises: Entrance hall, large lounge, large open plan kitchen/diner which has been refitted, family bathroom, master bedroom with en-suite shower, 2 double bedrooms with a conservatory leading off 1 of them and a family bathroom. The property is complimented by gas heating to radiators and double glazing. Outside there is a pleasant southerly facing rear garden with a double length garage and a driveway to the front.

Additional information to note

- All mains services are connected .
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that inside the property there is limited mobile voice with EE, Three and Vodafone with none with O2, along with only limited data with Three and none with EE, O2, and Vodafone.
- Planning in a nearby field for 540 dwellings, care home, woodland area, nature reserve and amenity space for William Fletcher Primary School. Further details available under ref: 21/03522/OUT.
- For information on restrictive covenants please contact the office.



Council Tax Band: E

EPC Rating: C



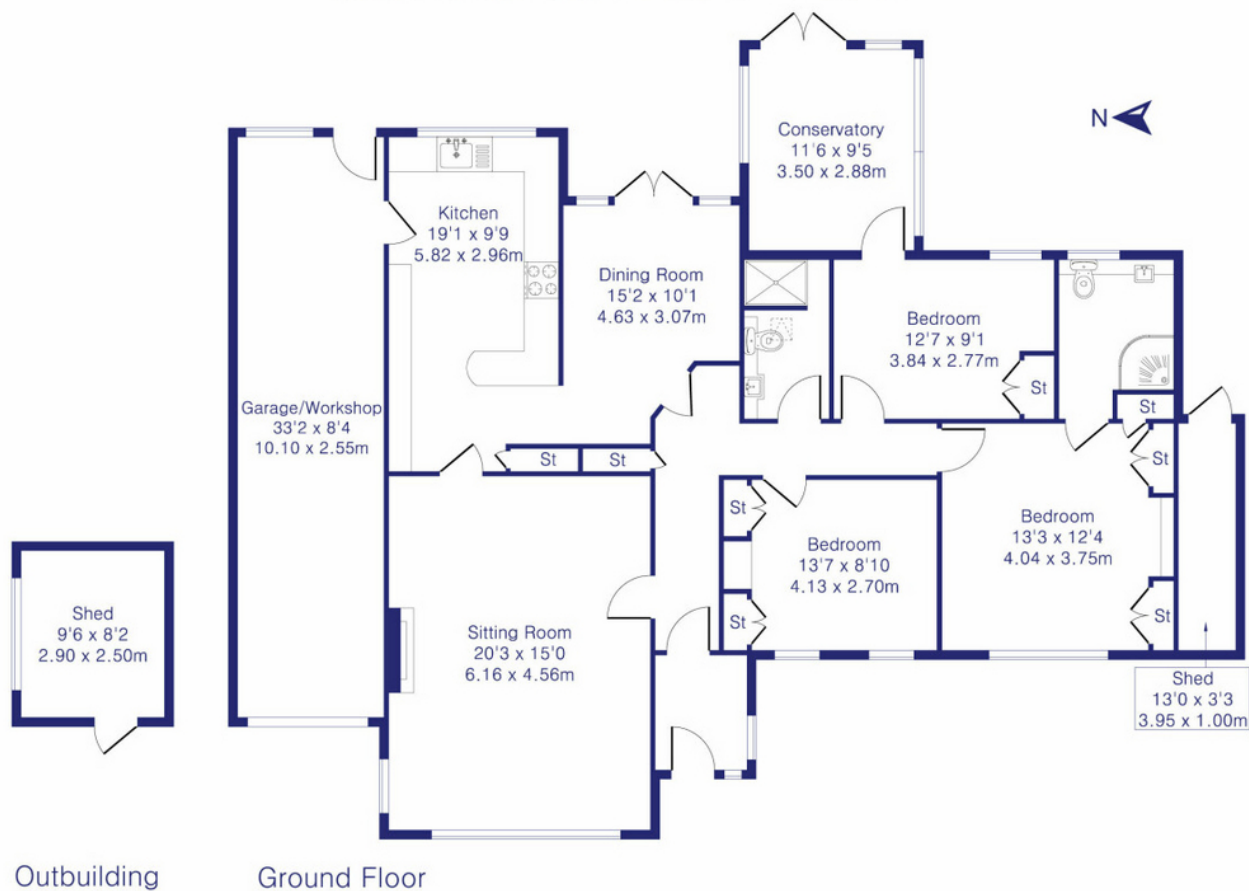
Key Features

- Detached Bungalow
- 3 Bedrooms
- En-Suite Shower
- Refitted Kitchen
- Large Lounge
- Double Length Garage
- Cul-De-Sac Location
- Deceptively Spacious
- Popular Village
- 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 1817 sq ft – 169 sq m
 Ground Floor Area 1739 sq ft – 162 sq m
 Outbuilding Area 78 sq ft – 7 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

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