



Main Street, Oddington, OX5 2RA

Guide Price £775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



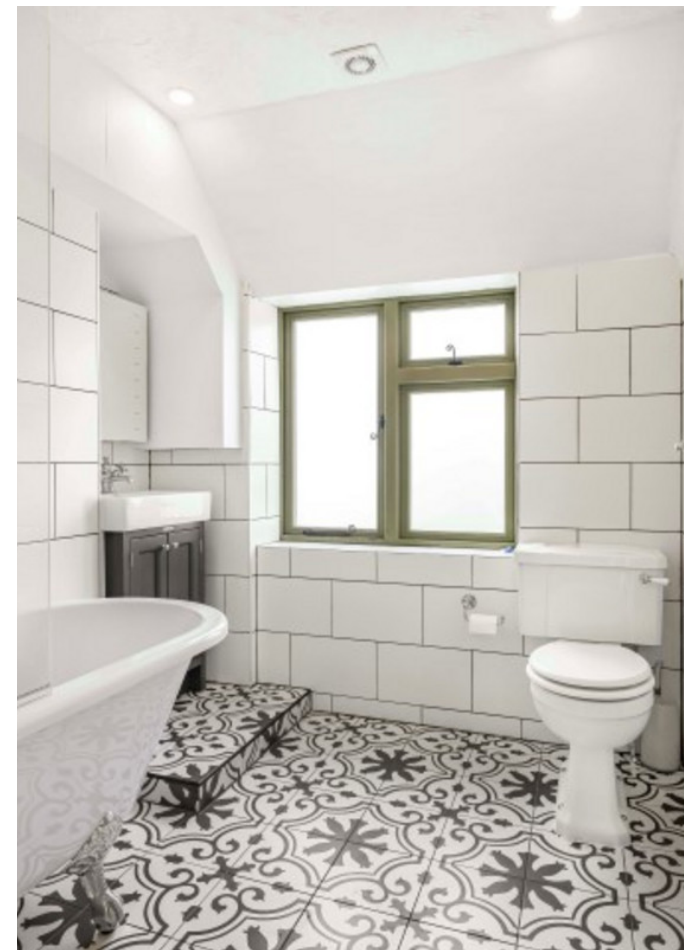
The Property

We are delighted to present this extremely attractive stone built semi-detached cottage located in this highly desirable village where predominately most properties are stone built. The current owners have dramatically enhanced the property and now blends modern day living with character features. This deceptively spacious family home comprises of storm porch, entrance hall, double aspect open plan lounge/diner/modern kitchen with bay window to the front and exposed stonework to one wall. An internal hallway with storage cupboard provides access to a store/utility room and a family room overlooking the garden with stable door to the patio and doorway to a modern ground floor shower room. Upstairs there is a master bedroom with his and her fitted wardrobes and a modern en-suite shower room. There are 3 further good sized bedrooms and a modern fitted bathroom with roll-top bath. Off the landing there is a further staircase leading to the guest bedroom with fabulous views towards St Andrew's Church and open countryside. There is also a modern en-suite shower room. Outside there is a pleasant enclosed garden with patio area and raised decking area along with a stone built storage shed, garden lighting and power points, good size single garage with additional storage area. Viewing is strongly recommended.



Additional information to note:

- Oil central heating to radiators
- Bespoke timber framed double glazed windows and doors.
- Drainage via sewerage treatment plant, mains water and electricity connected.
- OFCOM checker indicates standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there is limited or no mobile voice and data inside the property, with likely mobile voice and data with all networks outside of the property



Key Features

- Attractive Stone Built Cottage
- Semi-Detached
- Family Bathroom & 3 En-Suites
- Modern Day Living with Character Features
- Deceptively Spacious
- Desirable Village
- Views over Open Countryside
- Viewing Strongly Recommended
- Council Tax Band: D
- EPC Rating: D

The Location

Oddington is a pretty village to the North of Oxford surrounded by open countryside and close to Islip with it's train station and primary school. The A34 and Kidlington with its range of shopping facilities is within a short drive.

Approximate Gross Internal Area 1970 sq ft – 183 sq m

Ground Floor Area 997 sq ft – 93 sq m

First Floor Area 691 sq ft – 64 sq m

Second Floor Area 186 sq ft – 17 sq m

Outbuilding Area 96 sq ft – 9 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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