



Hatch Way, Kirtlington, OX5 3JS

£450,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A 4 bedroom end of terrace family home situated in a cul-de-sac within this sought after North Oxfordshire village with a fitted kitchen, sitting room, double glazed conservatory, family bathroom and en-suite shower room, gas central heating, double glazing, enclosed garden and garage.

Additional information to note:

- Mains gas, electricity, water and drainage connected.
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available at the property.
- OFCOM checker indicates that for mobile:

Indoor:

Voice - None with EE and Three, likely voice with O2 and limited voice with Vodafone.

Data - None with EE and Three, limited data with O2 and Vodafone.

Outdoor: Voice and data likely.

- For information on restrictive covenants please contact the office.

- Next door neighbour has the right of access through the properties front gate/garden down the alley way to access their garden gate.



Council Tax Band: D

EPC Rating: D

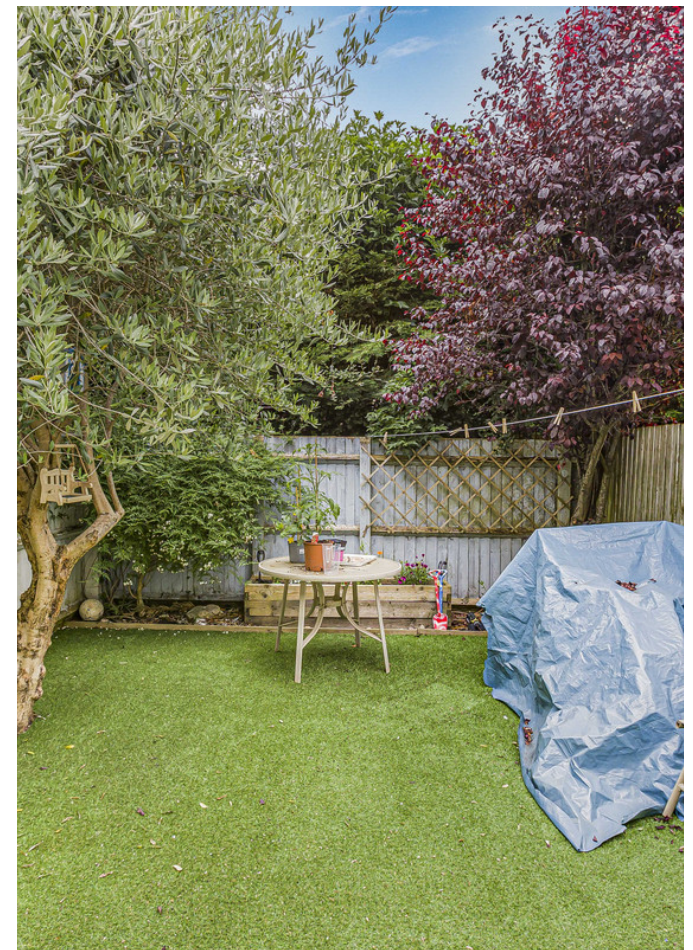


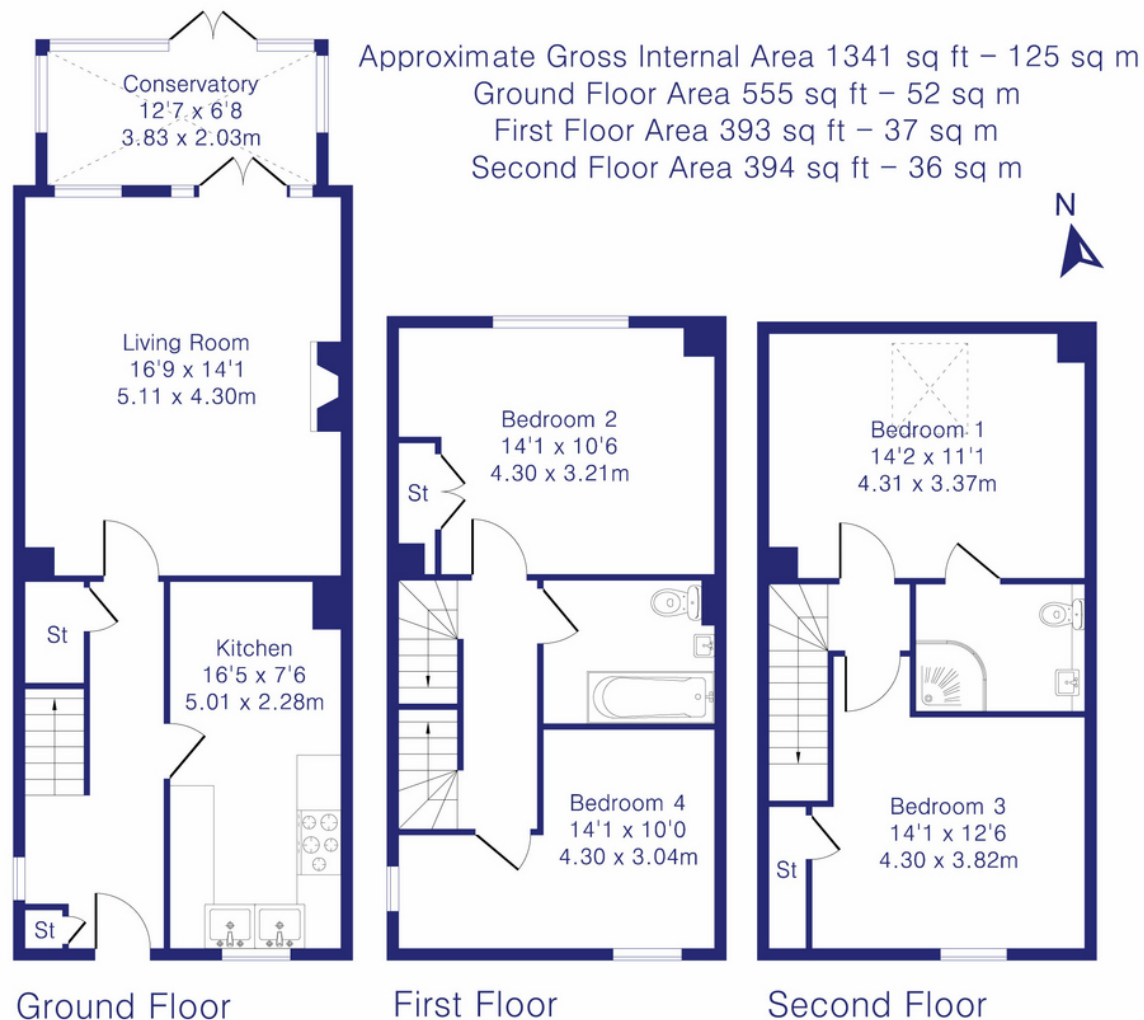
Key Features

- 4 Bedrooms
- Sitting Room
- Fitted Kitchen
- Gas Central Heating
- Double Glazed Conservatory
- Double Glazing
- Family Bathroom and En-Suite Shower Room
- Garage
- Enclosed Garden
- Cul-De-Sac Location

The Location

Kirtlington Village is ideally located offering easy access to Oxford, A34 and the M40, with Oxford Parkway Train Station at Water Eaton, Kidlington providing a non-stop rail service to London. Tackley Village (only a few miles away) also benefits from a train station offering plenty of options to ease travelling arrangements. Oxford Parkway Park and Ride bus service and Oxford Parkway Train Station is approximately 15 minute drive from the village. There is an excellent local Primary School and within the catchment area for Marlborough Secondary School in Woodstock. The Village boasts its own pub, hotel/restaurant and local Village Shop/Post Office. For more information on the village visit www.kirtlingtonvillage.co.uk/about





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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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