



The Moors, Kidlington, OX5 2AG

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and updated 4 bedroom detached property situated in this much sought area. Accommodation comprises entrance hall, living room, updated kitchen/breakfast, utility, dining/family room, cloak/shower room. On the first floor there are 4 bedrooms and bathroom. To the front there is a garage and ample driveway parking and garden. Rear garden with good sized patio area and gated side access.

Additional information to note:

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice is limited with O2, Three, EE and Vodafone. Indoor data is limited with and EE, Three and O2, and None with Vodafone.
- According to GOV.UK Low risk of surface water flooding.

Council Tax Band: E

EPC Rating: D





Key Features

- Detached
- 4 Bedrooms
- Updated Kitchen
- Living room
- Family room
- Utility room
- Cloak/shower room
- Updated bathroom
- Front and rear gardens
- Garage with driveway parking

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.

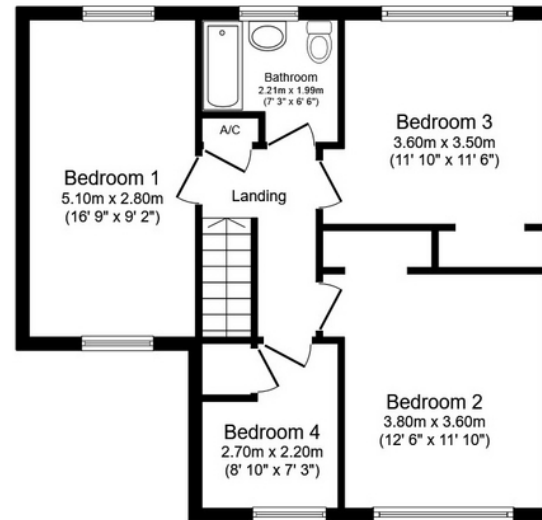
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Ground Floor
Floor area 90.7 m² (976 sq.ft.)



First Floor
Floor area 58.3 m² (628 sq.ft.)

TOTAL: 149.1 m² (1,604 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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