



Cherry Close, Kidlington, OX5 1HJ

Offers Over £500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A rare opportunity to purchase a lovely 3 bedroom detached property which has been extended and updated by the current owners to offer spacious and flexible accommodation. On the ground floor there is a cloak room, living room, kitchen, dining room. On the first floor there are three bedrooms and a refitted shower room. Garage with driveway parking. The rear garden has a decking area, and backs onto the canal and enjoys views to open countryside.

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 there is limited mobile voice with EE, Three, O2 and Vodafone. There is likely voice and data with all networks outside.

Council Tax Band: D

EPC Rating: D





## Key Features

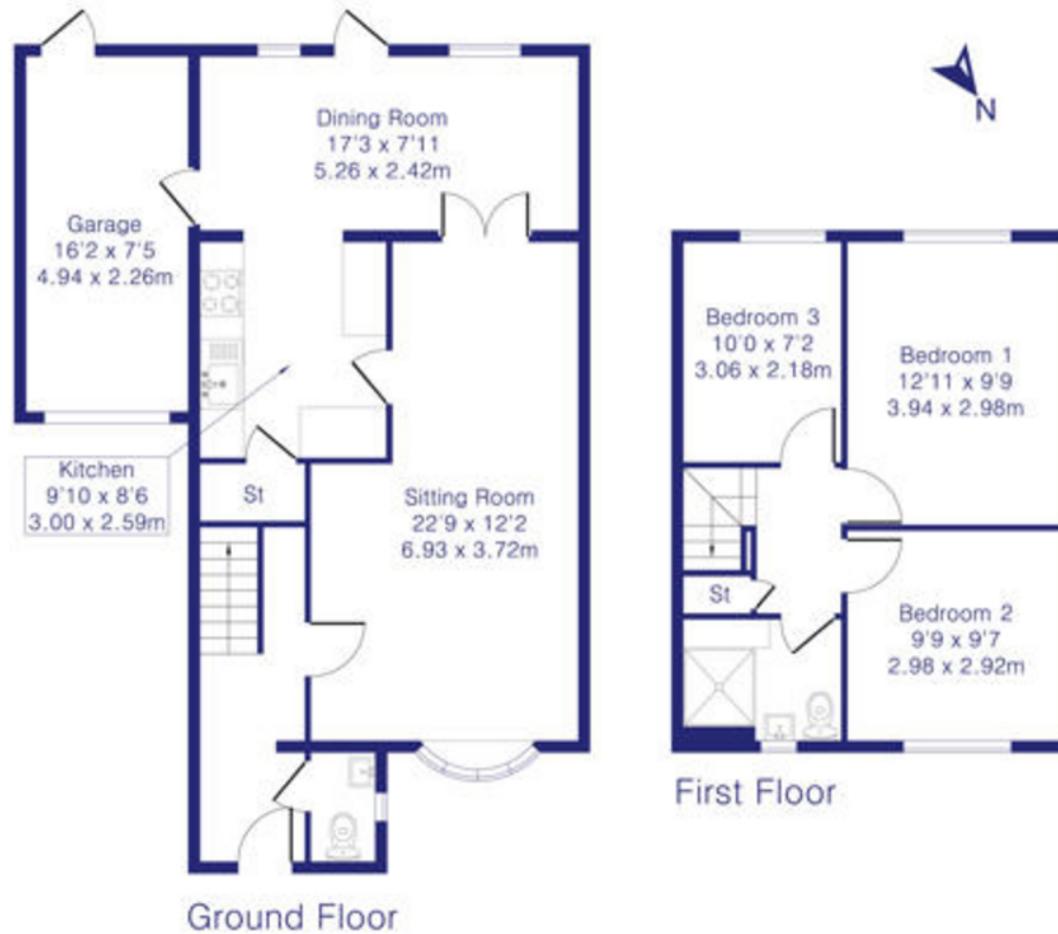
- Detached
- Extended
- Three bedrooms
- Cloak room
- Kitchen and Dining Room
- Living room
- Refitted shower room
- Garage with driveway parking
- Gardens backing on to canal
- No onward chain

## 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 1108 sq ft – 103 sq m  
Ground Floor Area 716 sq ft – 67 sq m  
First Floor Area 392 sq ft – 36 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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