



27 Dashwood Avenue, Yarnton, OX5 1NJ

Offers In Excess Of £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in the popular village of Yarnton, a two bedroom detached bungalow with no onward chain.

Accommodation comprises entrance hall, living room, kitchen/dining room, conservatory, two bedrooms and shower room.

Gardens to front and rear. Garage with driveway parking.

The property is being sold with no onward chain.

Material 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 EE, Three & Vodafone and none with O2. Indoor data is limited with EE & Three, none with Vodafone and O2.

- According to GOV.UK yearly chance of flooding high.

EPC Rating: D

Council tax: D





## Key Features

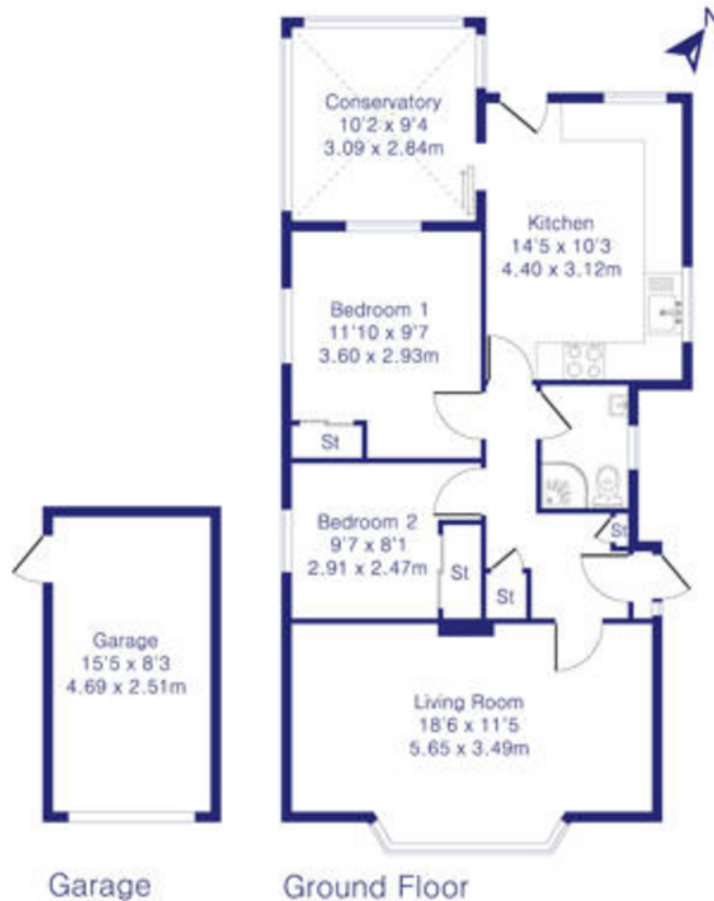
- Village location
- Detached
- Two bedrooms
- Kitchen
- Shower room
- Living room
- Conservatory
- Garage with driveway parking
- Gardens

## 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 886 sq ft – 82 sq m  
Ground Floor Area 759 sq ft – 70 sq m  
Garage Area 127 sq ft – 12 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](mailto:kidlington@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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