



14 Briar Close, Kidlington, OX5 2DD

Offers Over £600,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located in a quiet cul-de-sac forming part of this highly sought after area we are delighted to offer this extremely well presented executive family home where viewing is strongly recommended. The accommodation comprises entrance hall, cloakroom, bay window lounge, dining room, generous conservatory, modern fitted Benchmark kitchen with underfloor heating, utility room with underfloor heating, master bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Outside there is a low maintenance rear garden with a high degree of seclusion. There is an open plan lawned area to the front with driveway leading to a single garage with electric roller door.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms mobile data and voice are likely with EE, limited with Three and none with O2 and Vodafone inside, with likely voice and data outside with all networks.

EPC Rating: D

Council Tax Band: E







## Key Features

- 4 Bedroom Detached Family Home
- En-Suite and Family Bathroom
- 2 Receptions
- Utility Room
- Conservatory
- Garage and Driveway
- Gas Heating to Radiators
- Cul-De-Sac Location
- Sought After Position
- Viewing Recommended

## 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.

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.



**TOTAL: 113.8 m<sup>2</sup> (1,225 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](http://www.Propertybox.io)

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