



Park Close, Kirtlington, OX5 3HR

£675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A deceptively spacious 4 bedroom chalet bungalow offering flexible accommodation over 2 floors and has been a much loved family home for over 40 years. The property is located in a quiet cul-de-sac and backs onto allotments. The accommodation comprises: Spacious hall, living room with stone fireplace with patio doors leading to a sun lounge with vaulted ceilings and view over the rear garden. There is a separate dining room with patio doors leading to the garden, modern fitted kitchen and utility room. Off the hallway there is 2 bedrooms and a ground floor bathroom. Upstairs there is a substantial master bedroom with large en-suite shower room, a further double bedroom with eaves storage and a night cloakroom. Outside there is a large rear garden with timber garden shed and maturing trees with gated rear access and allotments. Side access leads to the front with a gravelled area and concrete driveway leading to a good sized single garage with electric gates to the front. Viewing is strongly recommended.

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 mobile voice and data is limited with EE, Three and Vodafone, with likely voice with O2 inside the property. With likely voice and data with all networks outside the property.
- There are some artexed ceilings which may or may not contain asbestos.
- For information on restrictive covenants please contact the office.



Council Tax Band: D

EPC Rating: D



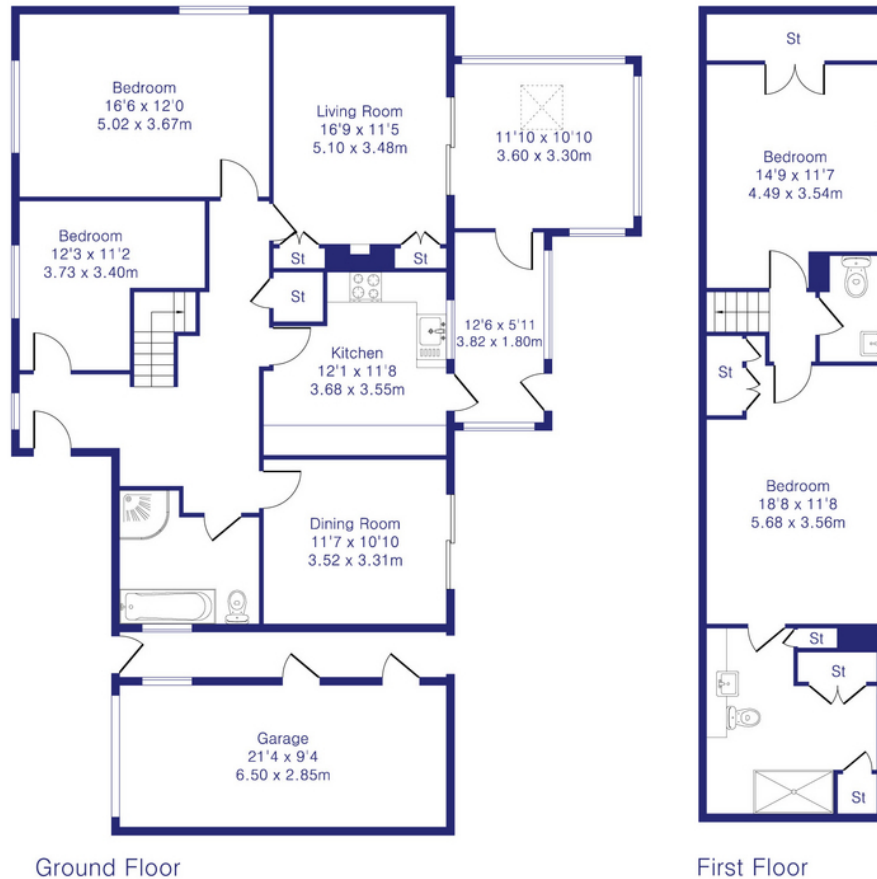
Key Features

- Detached Chalet Bungalow
- 4 Bedrooms
- En-Suite and Bathroom
- 3 Reception Rooms
- Modern Kitchen
- Lovely Garden
- Gated Parking and Garage
- Deceptively Spacious
- Sought After Village
- Viewing Recommended

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 a C of E 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.

Approximate Gross Internal Area 2080 sq ft – 193 sq m
Ground Floor Area 1271 sq ft – 118 sq m
First Floor Area 607 sq ft – 56 sq m
Garage Area 202 sq ft – 19 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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