



The Paddocks, Yarnton, OX5 1TE

£382,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A 3 bedroom semi-detached house having been beautifully maintained by the current owners and being offered for sale for the first time since new. Being located towards the end of this 'No-Through' road the property enjoys a southerly facing garden which backs directly onto a community orchard. The property comprises entrance hall, lounge/dining room, modern fitted kitchen, 3 bedrooms, modern fitted shower room, garage, gated driveway and gardens. An internal inspection is strongly recommended.

### Additional information to note

- All mains services are connected .
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is limited voice and data with EE and Three and none with O2 and Vodafone inside the property with likely voice and data with all networks outside.
- GOV.UK website indicates that the property is at high risk of surface water flooding, however, the owners have lived there for 45 years and have never flooded.
- The garage roof is asbestos sheeting.
- The ceilings are artexed and may or may not contain asbestos.



EPC Rating: D

Council Tax Band: C

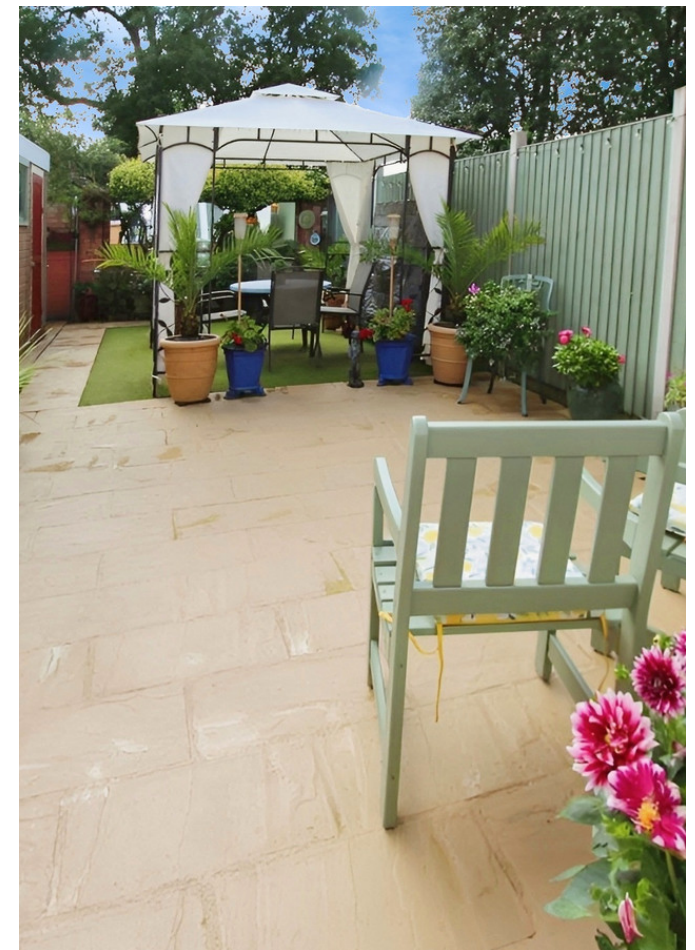


## Key Features

- Semi-Detached House
- 3 Bedrooms
- 'No-Through' road
- Southerly Facing Garden
- Gas Heating to Radiator
- Double Glazing
- Garage
- Popular Location
- Viewing Strongly Recommended
- Backing onto community orchard

## The Location

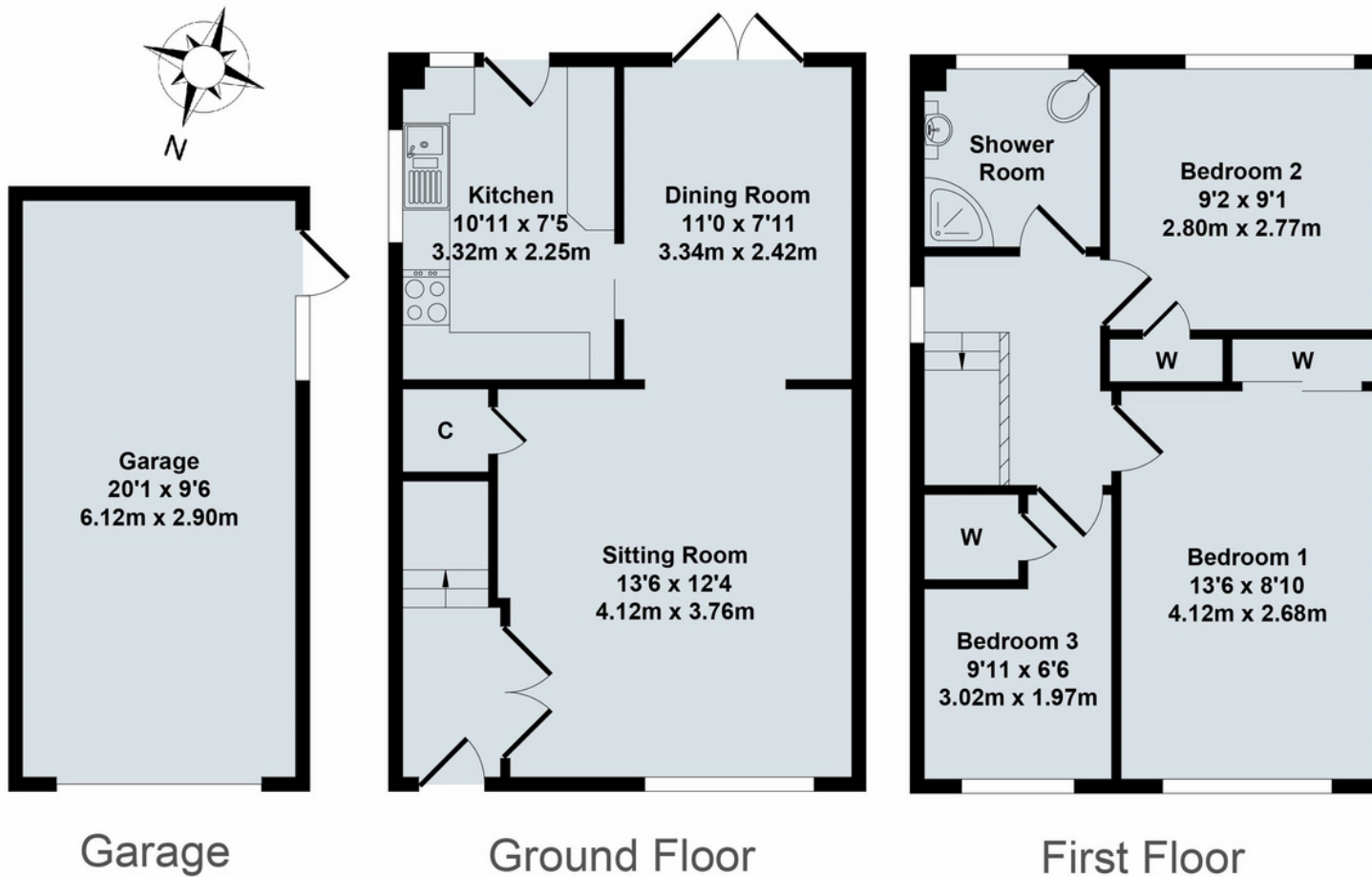
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available 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.



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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 Approx. Floor Area 966 Sq.Ft. (89.70 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

**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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