



23 Benmead Road, Kidlington, OX5 2DA

Guide Price £670,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated close to the heart of Kidlington village an extended semi detached family home.

Accommodation on the ground floor comprises, entrance hall, living, family, dining room, kitchen, conservatory, utility room, wet room and bedroom 6.

On the first floor there are 5 bedrooms and a beautiful refitted bathroom.

To the front of the property is ample driveway parking.

To the rear there is a well presented garden with mature borders and patio area and Hot-Tub.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there voice is likely with Three & O2, limited with EE & Vodafone. Data is likely Three and limited with EE, O2, Vodafone.
- Please contact the office for details of restrictive covenants.



Council Tax Band: E

EPC Rating: C





## Key Features

- 6 Bedrooms
- Extended semi detached
- Living, family, dining room
- Kitchen
- Utility room
- Wet room
- Bathroom
- Driveway parking
- Close to village centre
- Conservatory

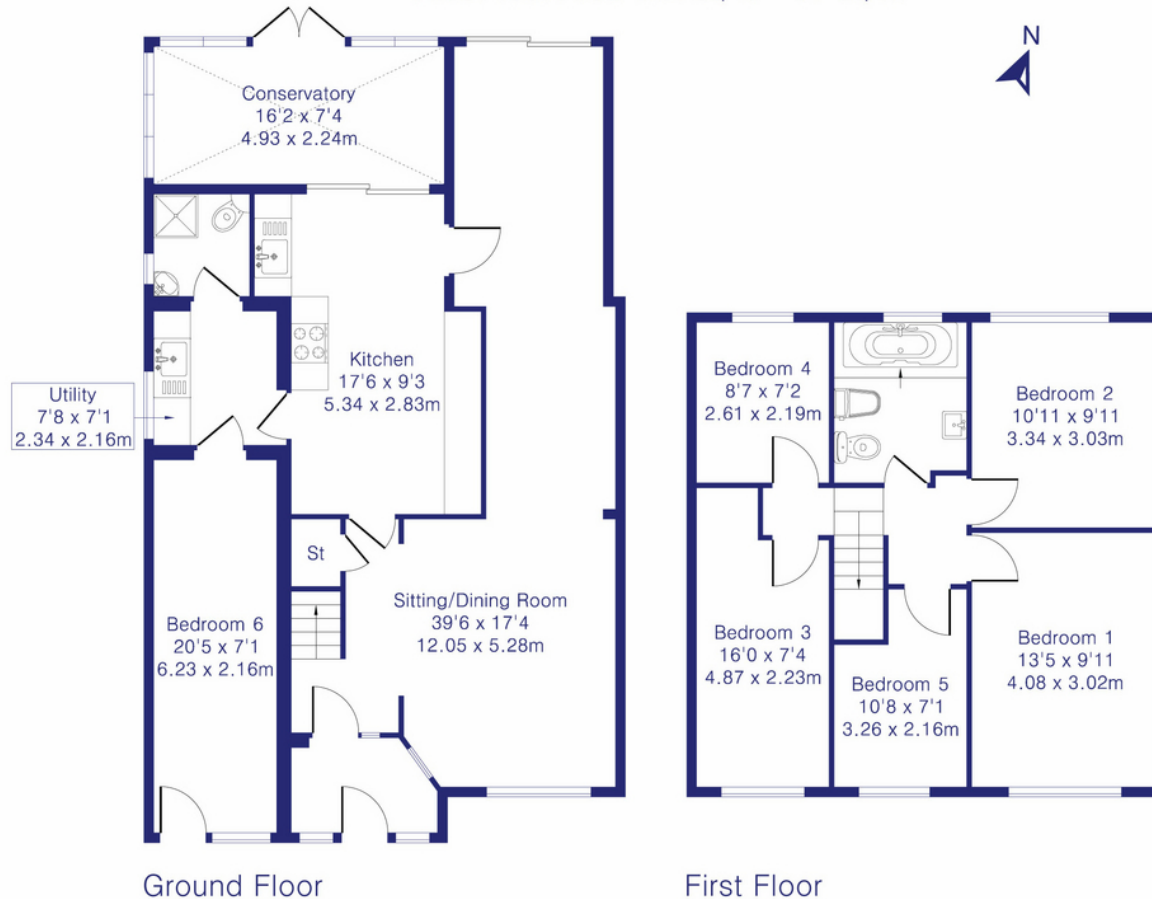
## The Location

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 1615 sq ft - 150 sq m

Ground Floor Area 1003 sq ft – 93 sq m

First Floor Area 612 sq ft – 57 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

### Kidlington Office

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