



35a Banbury Road, Kidlington, OX5 1AH
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive stone built detached cottage located close to the village High Street and North Kidlington School being offered for sale with no upper chain. The property comprises entrance hall, cloakroom, double aspect lounge with fireplace, double aspect kitchen/diner, 3 bedrooms and family bathroom. The property is complimented by gas heating and double glazing. Outside there is a pleasant garden with garage accessed via a shared driveway. The property could benefit from some improvements and is worthy of an internal inspection.

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 there is likely mobile voice with Three and O2 with limited voice and data with EE and Vodafone inside the property. Likely voice and data with all networks outside.
- Mention should be made that the property has artexed ceilings which may or may not contain asbestos.
- Proposed planning application for 35 Banbury Road, Kidlington, OX5 1AH for the demolition of existing house and garage. Replace with an apartment building which includes eight 2-bedroom flats. Planning application ref: 24/03432/F. Please visit <https://planningregister.cherwell.gov.uk/> for further information.
- For information on restrictive covenants please contact the office.

EPC Rating: D Council Tax Band: E



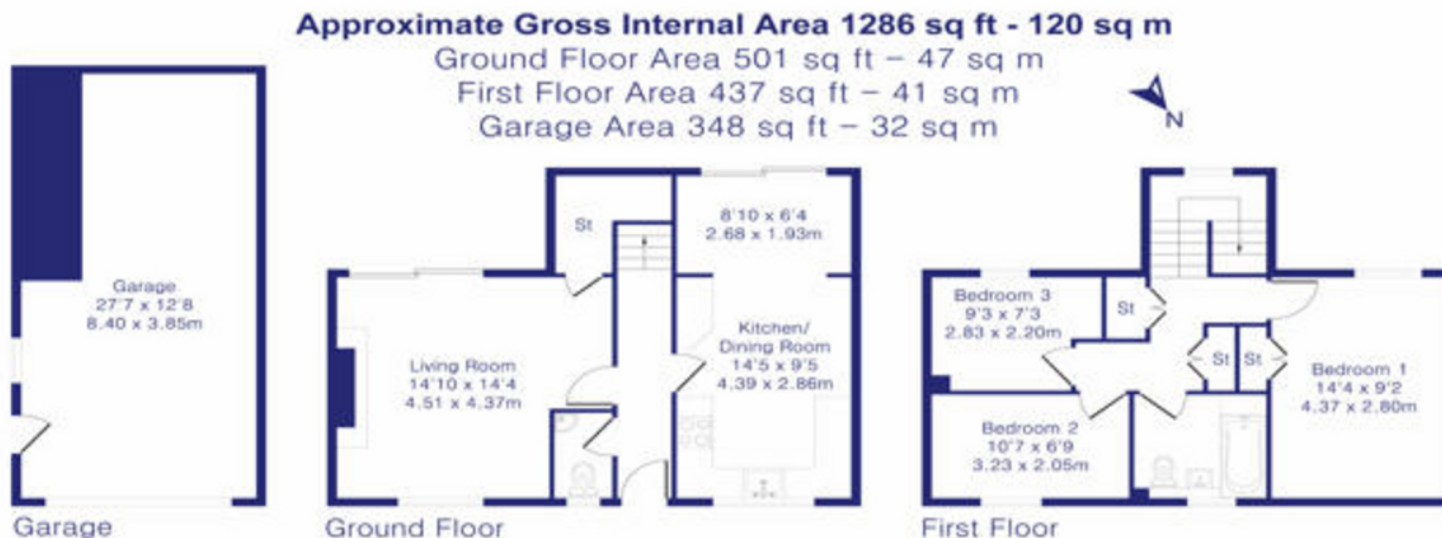
Key Features

- Stone Built Detached Cottage
- 3 Bedrooms
- Lounge with Fireplace
- Kitchen/Diner
- Downstairs W.C.
- Garage to Rear
- Gas Heating to Radiators
- Double Glazing
- Close to High Street
- No Chain

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.





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 practice. 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.

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