



12a Fernhill Road, Begbroke, OX5 1RP

Offers In Excess Of £750,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Beautifully presented and offering spacious and flexible accommodation comprising of a spacious entrance hall leading to a kitchen/breakfast room, utility room, study, dining room with French doors opening onto the rear garden, sitting room with French doors opening onto the rear garden.

On the first floor there are 4 bedrooms, master with ensuite and a family bathroom.

The property also benefits from a large rear garden, mainly laid to lawn with mature trees and shrubs.

To the front of the property there is ample driveway parking.

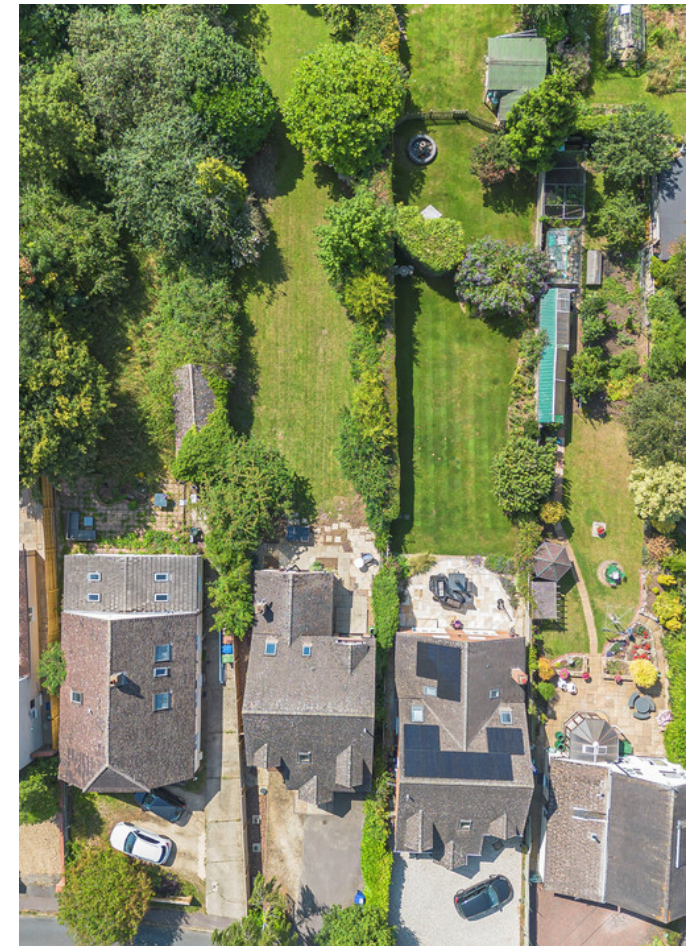
Material Information to note:

- Mains gas, electric, drainage and water connected.
- According to OFCOM checker standard, superfast & ultrafast broadband is available.
- According to OFCOM checker indoor mobile voice limited with Three, O2 & Vodafone, none with EE, data limited with three and none with O2, Vodafone and EE. Outdoor mobile voice & data likely.



Council Tax: F

EPC: D

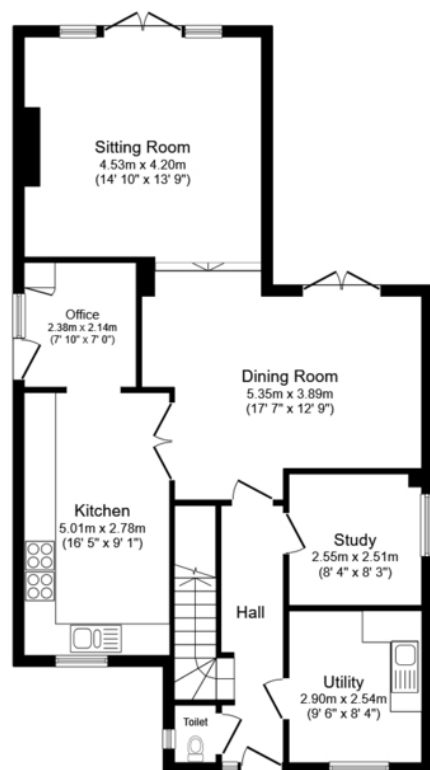


## Key Features

- Village location
- Detached
- 4 Bedrooms
- Kitchen/ breakfast room
- Sitting room
- Dining room
- Study
- Master bedroom with ensuite
- Garden
- Driveway parking

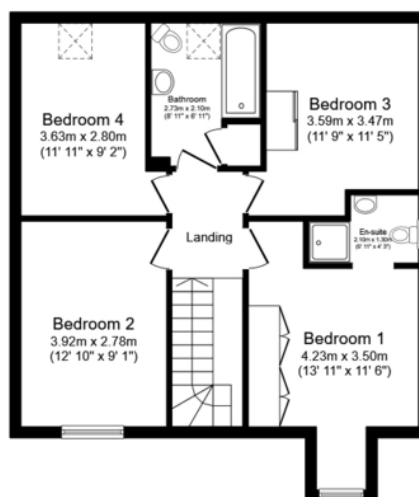
## The Location

Begbroke lies c.6 miles North of Oxford straddling the A44. The Village has a village hall with sports and social club, public house with a more comprehensive range of shopping and recreational amenities available in nearby Woodstock and Kidlington. There is a regular bus service to Oxford, Woodstock and a mini bus service operates to Kidlington. The M40 (j.9) is within 10 miles, giving access to London and The Midlands. Access to railways are at Oxford (4 miles) and Bicester (10 miles) – London 60 mins approx. and the new Oxford Parkway Railway Station now open at Water Eaton, Kidlington will benefit local residents even further travelling to London.



### Ground Floor

Floor area 84.1 sq.m. (905 sq.ft.)



### First Floor

Floor area 59.5 sq.m. (641 sq.ft.)

**TOTAL: 143.6 sq.m. (1,546 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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