



21 Stratfield Road, Kidlington, OX5 1DH

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Accommodation comprises entrance hall, kitchen, conservatory, dining room and sitting room.

On the first floor there are three bedrooms and a family bathroom.

Driveway parking to the front of the property. Rear garden mainly laid to lawn.

The property also benefits from an annexe which provides additional accommodation. The annexe is to be used solely as ancillary accommodation, and, as per the planning approval, cannot be used for additional income.

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 & data limited with EE, O2 & Vodafone, likely voice indoors with Three but limited data. Outdoor mobile voice & data likely with all networks.
- According to GOV.UK medium risk of surface flooding.
- Please contact the office for details of covenants.

Council Tax Band: C

EPC Rating: C



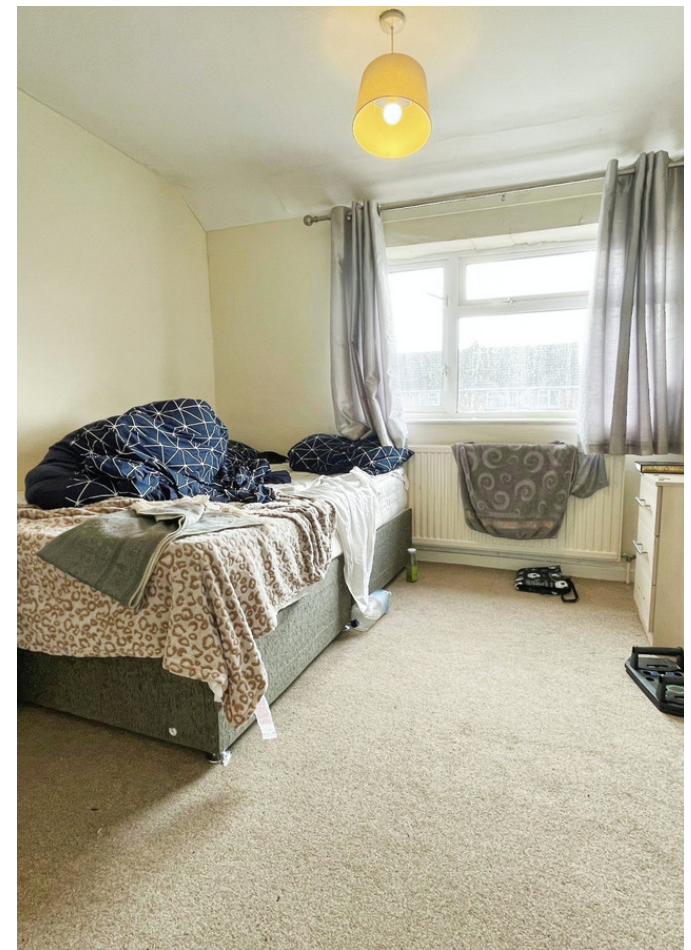


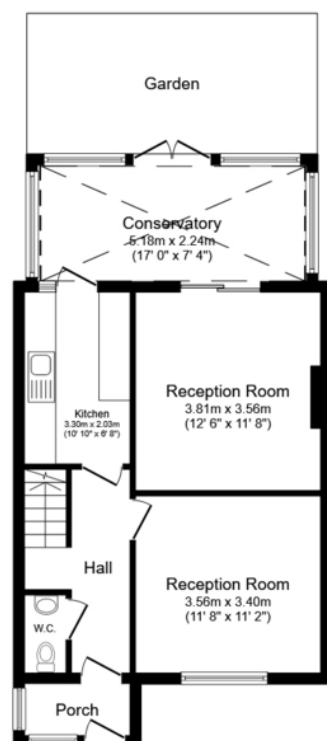
Key Features

- 3 Bedrooms Semi-Detached
- Dining Room
- Sitting Room
- Conservatory
- Family Bathroom, Shower Room and Cloakroom
- Driveway Parking
- Located in the popular Garden City Development
- Access to Oxford Parkway Train Station
- Annexe
- No Chain

The Location

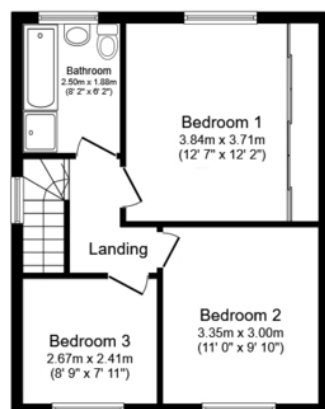
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 55 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.





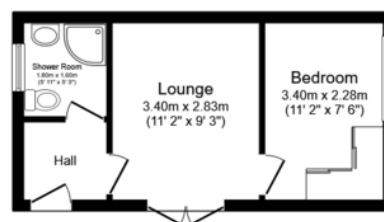
Ground Floor

Floor area 56.7 sq.m. (610 sq.ft.)



First Floor

Floor area 41.6 sq.m. (448 sq.ft.)



Annex

Floor area 23.5 sq.m. (253 sq.ft.)

TOTAL: 121.8 sq.m. (1,311 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

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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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