



2 Clow Cottages Nethercote Road, Tackley, OX5 3AT
Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Clow Cottages is ideally located within the popular village of Tackley which benefits from local shop, school and train station.

On the ground floor the property enjoys open plan living providing cloak room, kitchen/dining room, living room with bifold doors leading to the rear garden.

On the first floor there are four bedrooms and a family bathroom. The master bedroom benefits from an ensuite and views over the gardens.

Driveway parking to the front. South- westerly facing rear garden, patio are with remainder lad to lawn.

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 mobile voice and data inside the property with EE, Three and Vodafone, with likely voice but limited data with O2. Outside likely mobile voice and data with all networks.
- For information on restrictive covenants please contact the office.



Council Tax Band: D

EPC Rating: B



Key Features

- Desirable village location
- Open-plan ground floor living space
- Cloak room
- 4 Bedrooms
- Master bedroom with ensuite
- Bathroom
- South-westerly facing rear garden
- Parking
- EPC Rating B

The Location

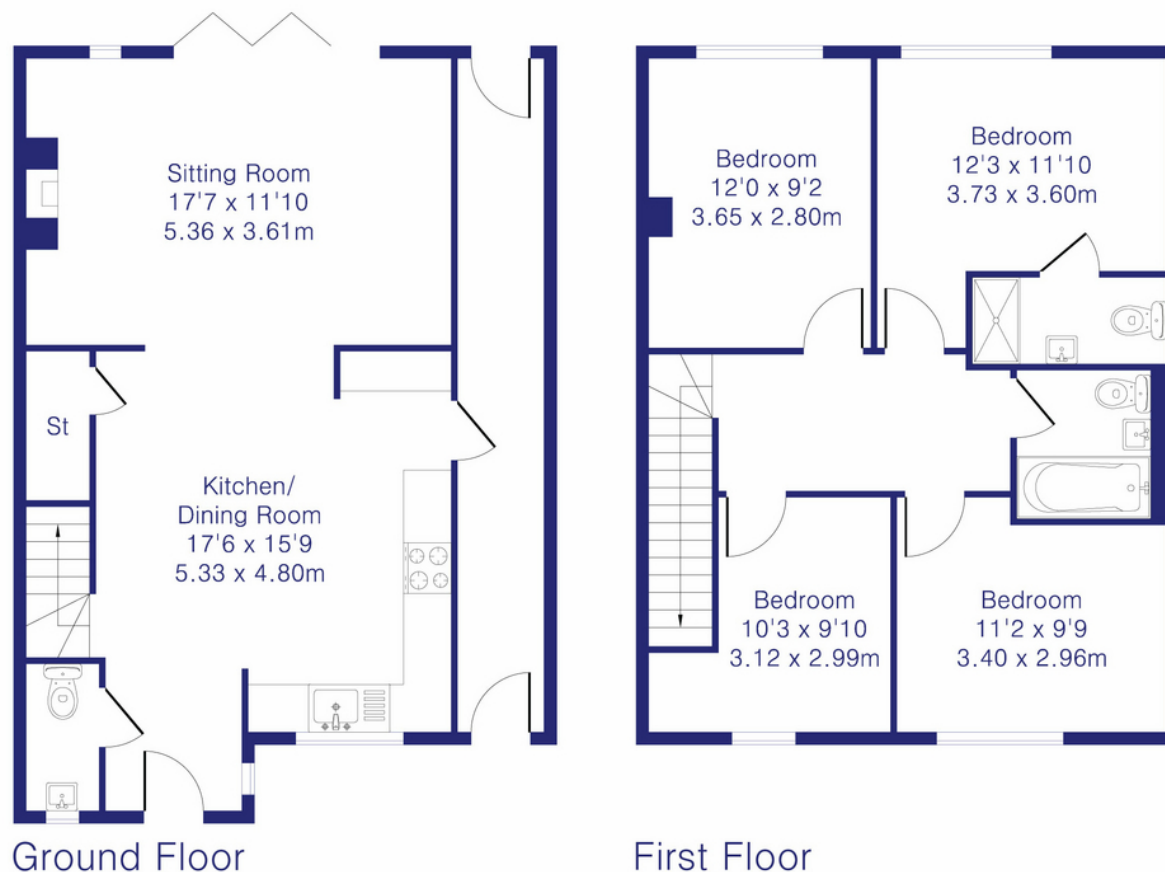
Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a regular bus service to Banbury and Oxford.



Approximate Gross Internal Area 1223 sq ft - 113 sq m

Ground Floor Area 626 sq ft – 58 sq m

First Floor Area 597 sq ft – 55 sq m



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