



24 Oak Drive, Kidlington, OX5 2HL

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented and extended 4 bedroom family home offering spacious and flexible accommodation.

On the ground floor the accommodation comprises entrance hall, living/dining room, kitchen, family room, cloak room and utility.

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

Front garden is mainly laid to lawn with a path leading to the front door. The rear garden benefits from a patio area, garden with well stocked borders, gated rear access and 2 garages.

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 is likely with O2, limited with Vodafone, EE & Three, data limited with EE, O2, Three & Vodafone. Outdoor mobile voice & data likely with O2, Three, Vodafone and EE.



Council Tax Band: D

EPC Rating: C



## Key Features

- Four Bedrooms
- Semi detached
- Living/dining room
- Kitchen
- Family room
- Utility
- Bathroom
- En suite
- Gardens
- Double garage

## The Location

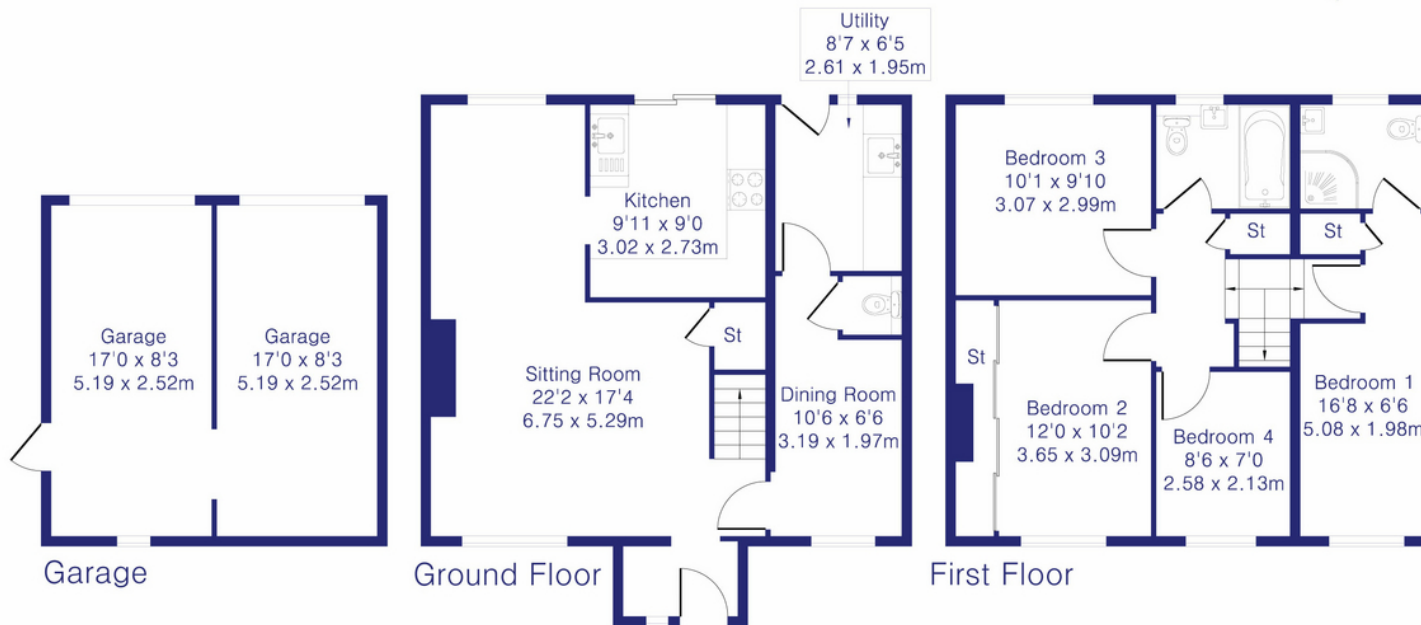
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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

## Approximate Gross Internal Area 1388 sq ft - 129 sq m

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 539 sq ft – 50 sq m

Garage Area 286 sq ft – 27 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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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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