



Yarnton Road, Kidlington, OX5 1AT

Offers In Excess Of £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A deceptively spacious detached chalet bungalow having been the subject of recent improvements by the current owners. Located in this popular road with bus stops and access to Oxford Canal and the village High Street. The property comprises of good sized entrance hall, lounge with bay window, open plan refitted kitchen/diner/family room, 2 double bedrooms and bathroom to the ground floor. Upstairs there is a large double bedroom with eaves storage cupboards and restrictive head height in areas. Outside there is an enclosed rear garden with veg plot and a high degree of seclusion to the rear. To the side there is a detached garage with driveway and additional gravelled driveway for several cars to the front.

Material information to note:

- All main services are connected
- According to the OFCOM Checker, standard to ultrafast broadband is available at this postcode.
- According to the OFCOM Checker, good voice and data is available at this postcode.

Council Tax Band: E

EPC Rating: C





Key Features

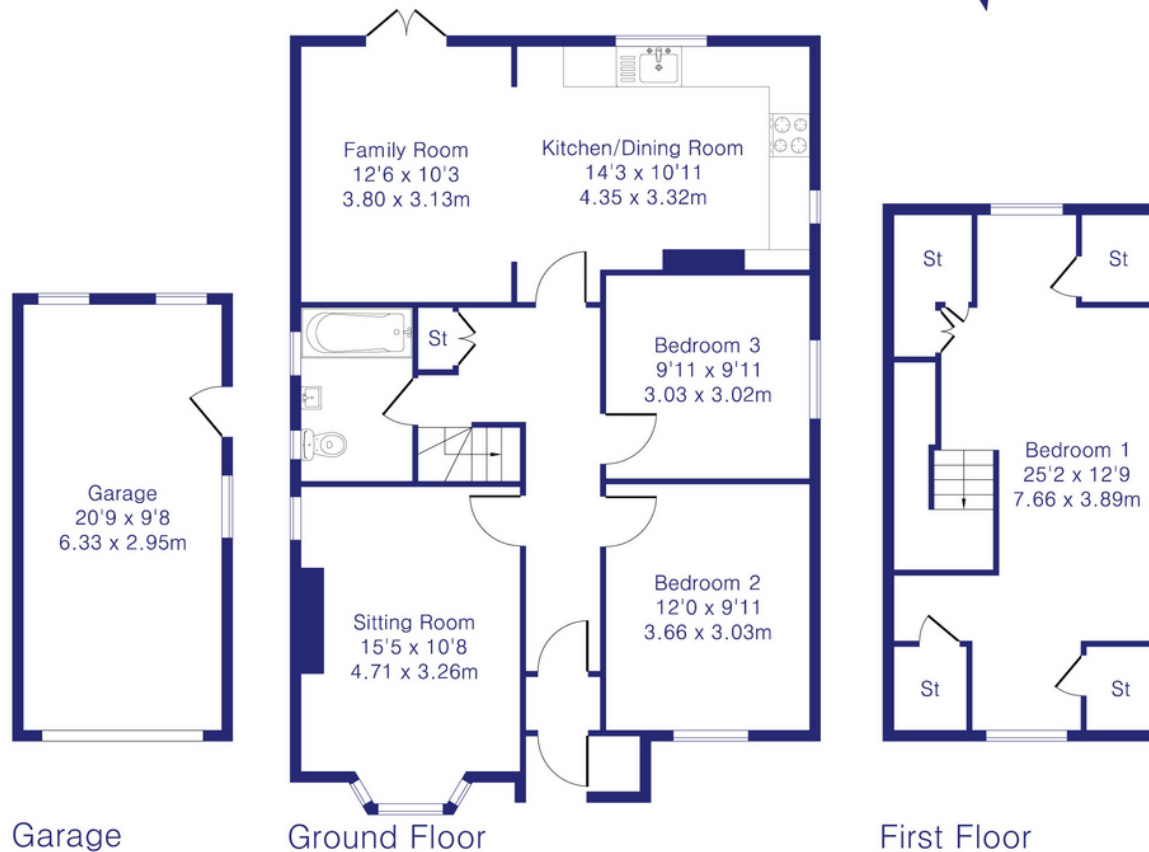
- Detached Chalet Bungalow
- 3 Bedrooms
- Refitted Kitchen/Diner/Family Room
- Bay Window Lounge
- Pleasant Garden
- Garage & Parking
- Gas Heating to Radiators
- Double Glazing
- Popular Location
- Access to High Street

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.



Approximate Gross Internal Area 1394 sq ft – 130 sq m
 Ground Floor Area 872 sq ft – 81 sq m
 First Floor Area 321 sq ft – 30 sq m
 Garage Area 201 sq ft – 19 sq m



Thomas Merrifield and their clients give notice that:

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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