



12 Briar Close, Kidlington, OX5 2DD

Offers In Excess Of £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An extended detached family house presented in very good order with 4 bedrooms situated in a sought after location just off The Moors. The property has a fully fitted kitchen/dining room, large sitting room leading onto an enclosed garden, separate office and further reception room, ensuite, family bathroom and double garage.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available at the property.
- According to OFCOM voice and data indoors is likely with EE, limited with Three, limited voice and no data with O2 and no voice or data with Vodafone. Outdoor both voice and data likely with all networks.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: F







## Key Features

- 4 Bedrooms
- Sitting Room
- Utility Room
- Office
- Reception Room
- Kitchen/Dining Room
- Family Bathroom, Ensuite Shower room and Cloakroom
- Double Garage with Electric Door
- Enclosed Garden
- Gas Central Heating and Double Glazing

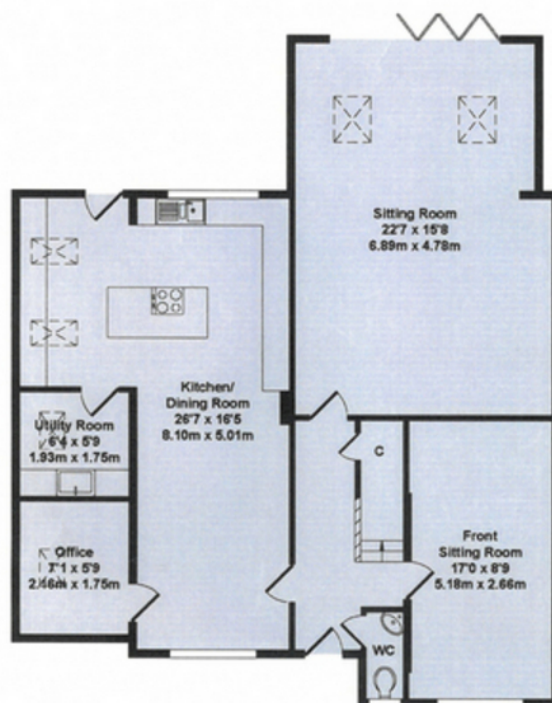
## The Location

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.

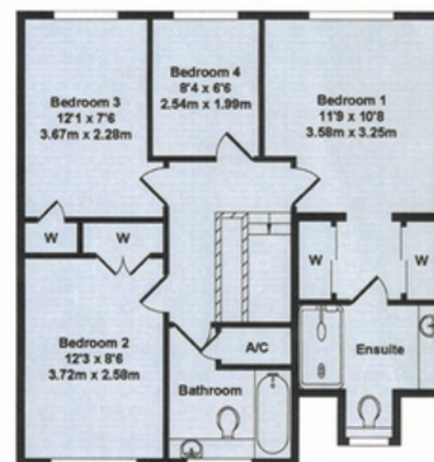




Garage



Ground Floor



First Floor

**Total Approx. Floor Area 2021 Sq.Ft. (187.80 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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.

### Kidlington Office

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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