



26 Rutten Lane, Yarnton, OX5 1LN
£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive 3 bedroom semi-detached family home having been the subject of considerable improvements by the current owners to be presented in good decorative condition and would make an ideal family home. Located on a good size plot there is the potential to extend (subject to planning permission). Rutten Lane is a highly popular location providing access to local primary school, village hall, playground and The Red Lion Public House.

The property comprises spacious entrance hall, utility/WC, lounge, open plan 'L' shaped living space with log burner, sliding patio doors to the rear garden and refitted kitchen with built-in oven and microwave/oven along with concealed modern gas combi boiler. Upstairs there are 3 good sized bedrooms and a refitted family bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is a good size rear garden with patio area. To the front there is a gravelled driveway providing parking for several vehicles, an electric car charging point and a garage to the side.

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 or no mobile data or voice inside the property. With likely mobile data and voice outside the property.
- For information on restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: D





Key Features

- Attractive Semi-Detached House
- 3 Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Downstairs Utility/WC
- Good Size Garden
- Garage and Driveway
- Popular Location
- Potential to Extend (STPP)
- Viewing Recommended

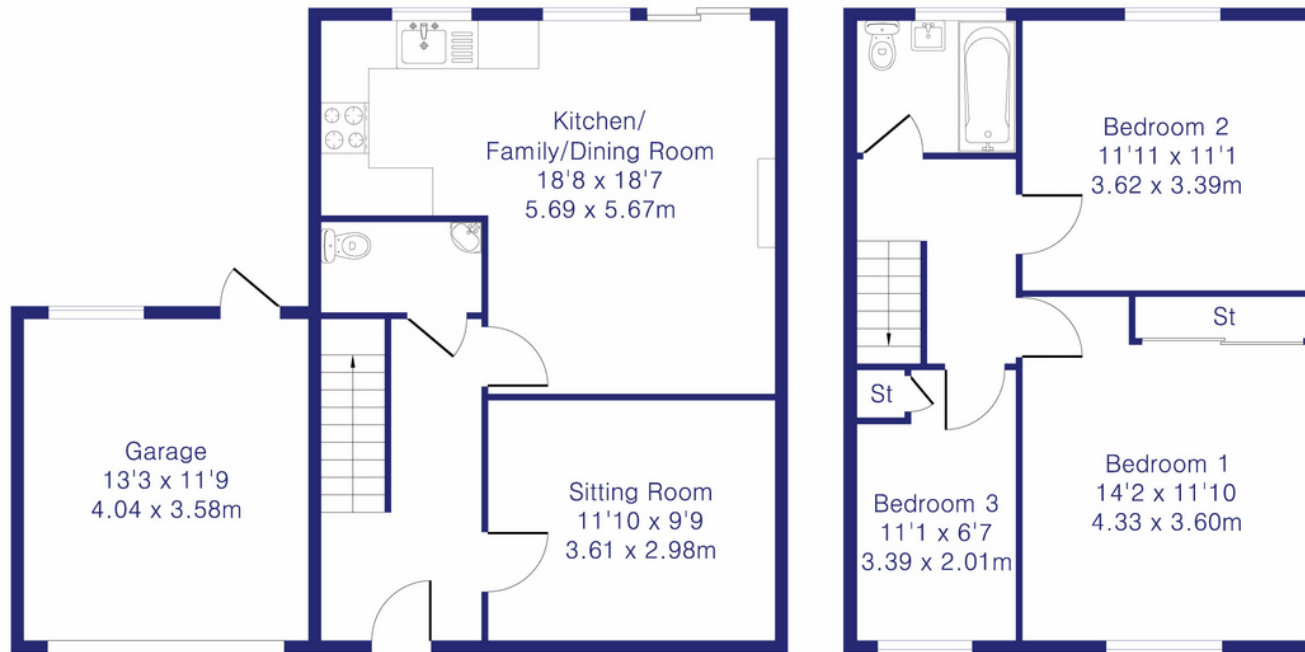
The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

Approximate Gross Internal Area 1195 sq ft - 111 sq m

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 474 sq ft – 44 sq m



Ground Floor

First Floor

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

W thomasmerrifield.co.uk



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.

