



146 Evans Lane, Kidlington, OX5 2JB

Guide Price £900,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Corner House is a well presented property which offers spacious and flexible accommodation on a generous corner plot.

Upon entering the property you will find a lovely sitting room with dual aspect views over the garden, dining room, kitchen/breakfast room, utility, cloak room. Access to the garage is provided via the utility room.

On the first floor there are 6 bedrooms, master with ensuite and 2 further bathrooms. On the second floor there is a spacious attic room. The layout provides options if one would like to create a first floor annex.

Driveway parking leading to double garage. Gated side access to gardens, mainly laid to lawn with a good sized patio area and established planting.

Material information to note:

- All mains services connected.
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that there is limited voice and data indoor with EE, Vodafone, Three, likely voice & limited data with O2. Outside voice & data likely with EE, O2, Three & Vodafone.

"the owners confirm a substantially better 5G availability (O2 network) at the property than the Ofcom Mobile checker indicates."

Council Tax Band: F

EPC Rating: D





Key Features

- Detached property
- 6 Bedrooms
- Sitting room
- Dining room
- Kitchen
- 3 Bathrooms
- Corner plot
- Gardens
- Double Garage with driveway parking
- Extensive attic storage space

The Location

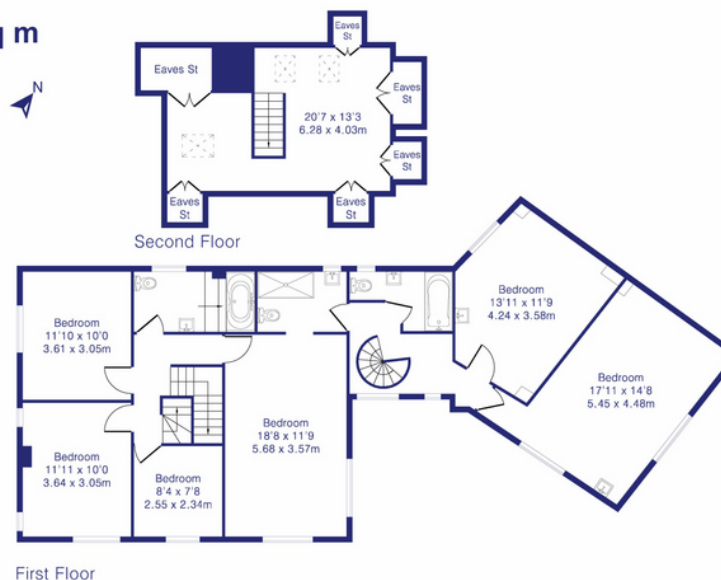
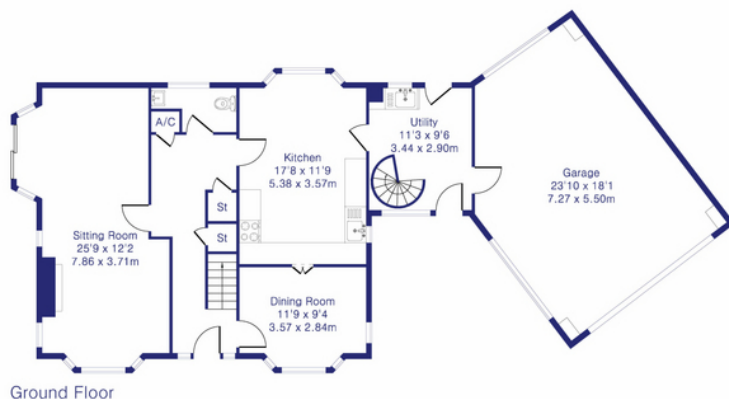
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 2781 sq ft - 259 sq m

Ground Floor Area 1287 sq ft – 120 sq m

First Floor Area 1255 sq ft – 117 sq m

Second Floor Area 239 sq ft – 22 sq m



Second Floor

First Floor



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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