



51 Oxford Road, Hampton Poyle, OX5 2QA

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

PLEASE NOTE: the price of this property is GP £350,000 - £375,000

Situated in the popular village of Hampton Poyle a three bedroom end terrace cottage enjoying views to countryside and being sold with no onward chain.

Accommodation comprises living/dining room, kitchen, three bedrooms enjoying views to countryside and family bathroom.

Outside there is allocated parking and gardens.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard and superfast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice & data is limited with EE, Three, Vodafone and O2.
- Internal photos taken before property Let.

Council tax band: D

EPC Rating: D



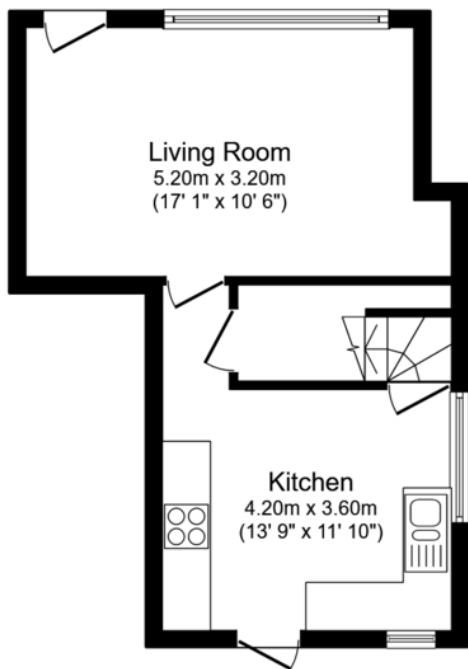


Key Features

- Village location
- Cottage
- Three bedrooms
- End terrace
- Living/dining
- Kitchen
- Bathroom
- Gardens
- Parking
- End of chain

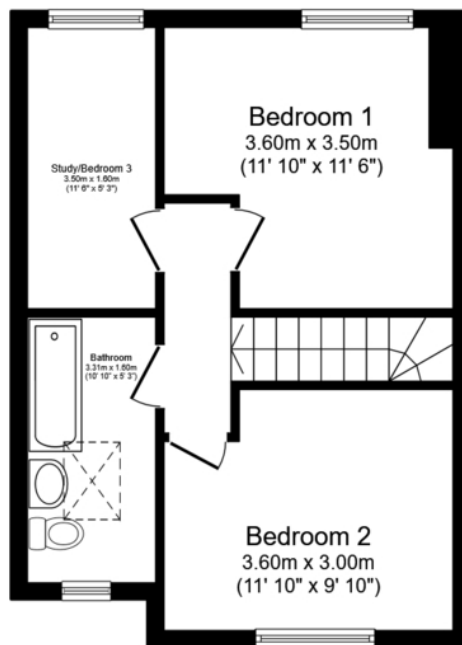
The Location

Hampton Poyle is a small hamlet separated from Kidlington by the meadows of the River Cherwell. The small community is served by The Church of St Mary The Virgin and the popular Bell Public House serves good food and has 9 bedrooms. The hamlet is set within countryside but within easy access to the A34 and M40 and the Oxford Parkway railway station at Water Eaton Kidlington travelling to Marylebone London is only a few miles away.



Ground Floor

Floor area 31.3 sq.m. (336 sq.ft.)



First Floor

Floor area 38.7 sq.m. (417 sq.ft.)

TOTAL: 70.0 sq.m. (753 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

**THOMAS
MERRIFIELD**
SALES LETTINGS