



22 The Moorlands, Kidlington, OX5 2XX

Guide Price £575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in this popular close and being sold with no onward chain a well presented 4 bedroom detached home backing onto fields.

Accommodation comprises entrance hall, living/dining room, kitchen, cloakroom, four bedrooms and bathroom.

Garden and driveway parking to front with side access. A good sized rear garden with patio area.

No onward chain.

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, O2 & Vodafone, none with Three. Outside voice & data likely with EE, O2, Three & Vodafone.

Council Tax Band: E

EPC Rating: D







## Key Features

- Detached
- Four Bedrooms
- Cloakroom
- Living/dining room
- Kitchen
- Bathroom
- Garage
- Driveway parking
- Good sized garden
- No onward chain

## The Location

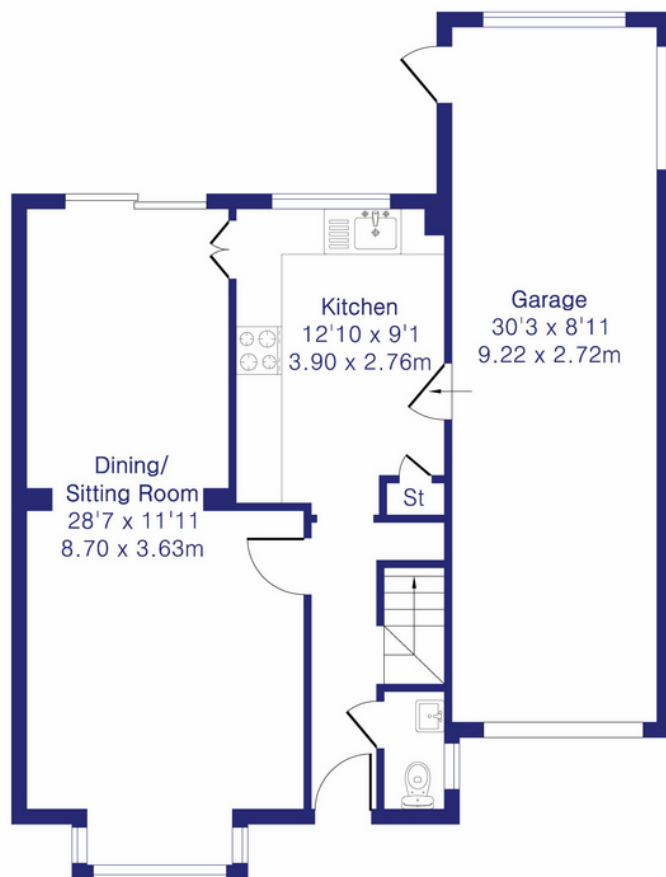
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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



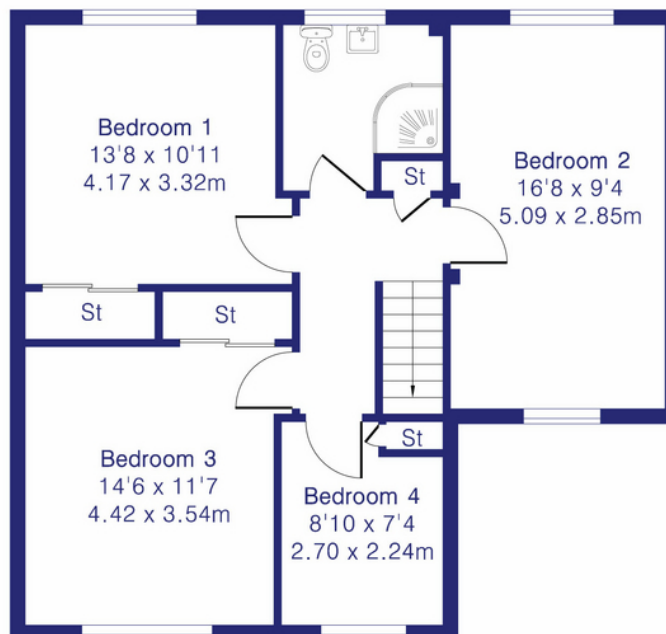
## Approximate Gross Internal Area 1403 sq ft - 130 sq m

Ground Floor Area 767 sq ft – 71 sq m

First Floor Area 636 sq ft – 59 sq m



Ground 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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