



Kersmere Bell Lane, Cassington, OX29 4DS
£400,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An individual link detached family home offering in our opinion deceptive accommodation located in a no through road which forms part of this highly sought after village.

The accommodation comprises entrance lobby, entrance hall, cloakroom, extended large living space, modern kitchen, internal store room converted from the garage. Upstairs there are 3 good sized bedrooms, a family bathroom and separate WC. The property is complimented by gas heating to radiators and double glazing.

Outside there is a small rear garden with patio area and area of lawn backing onto meadow land. Side access leading to the front with parking for 2/3 cars, fitted electrical charging point and view towards central green.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there is limited mobile voice and data inside the property. With likely mobile voice and data outside the property.



EPC Rating: D

Council Tax Band: E



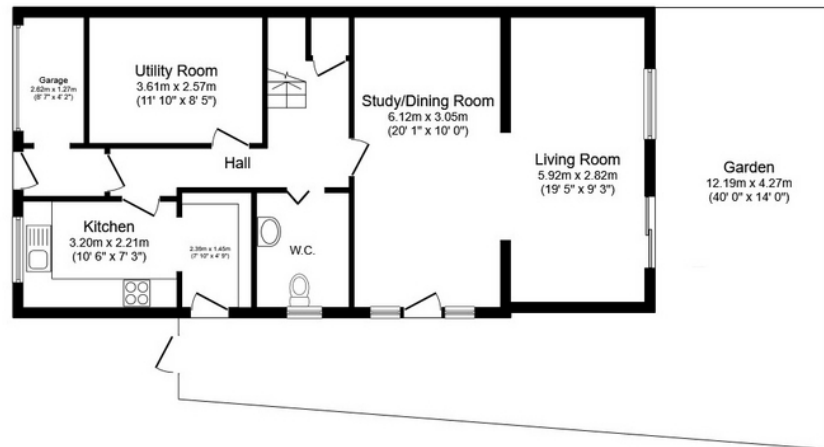
Key Features

- Extended Link Detached
- Large Living Space
- 3 Good Sized Bedrooms
- Family Bathroom
- Fitted Kitchen
- Driveway Parking
- Backing onto Meadows
- Sought After Village
- No Chain
- Viewing Recommended

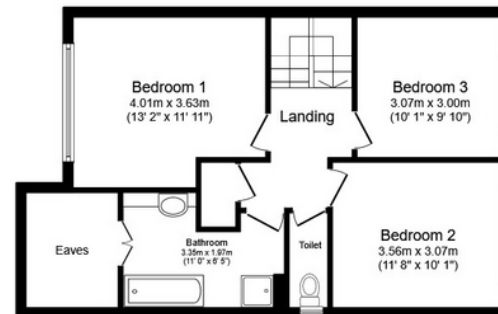
The Location

A pretty Village ideally located North of Oxford within easy access to the A40 linking Oxford and Witney. The Village enjoys a play park, The Chequers Inn with restaurant, local pub and Primary School. Access to railways are at Oxford (c6 miles), Bicester (c12 miles) and Oxford Parkway Water Eaton, Kidlington (c3 miles) which will benefit local residents travelling to London Marylebone or Paddington in approximately 60 mins.





Ground Floor
Floor area 77.6 sq.m. (836 sq.ft.)



First Floor
Floor area 51.7 sq.m. (557 sq.ft.)

Total floor area: 129.4 sq.m. (1,392 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

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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.

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