



20 St Mary's Close, Kidlington, OX5 2AY

Offers In Excess Of £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented four bedroom detached home situated in this popular location being sold with no onward chain.

Accommodation comprises entrance hall, cloak room, kitchen, dining room, living room with doors opening on to the rear garden, sitting room.

On the first floor there are four bedrooms and bathroom.

Well maintained garden to front, driveway parking leading to a single garage.

A beautiful and mature rear garden with gated side access and work shop.

The property is ideally located for easy access to Kidlington village centre and local bus stops.

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, Three & Vodafone, limited data & likely voice with O2. Outside voice & data likely with EE, O2, Three & Vodafone.
- For information on restrictive covenants please contact the office.

Council Tax Band: E

EPC Rating: D





Key Features

- Detached
- Four bedrooms
- Living room
- Dining room
- Kitchen
- Conservatory
- Bathroom
- Front and rear gardens
- Garage and driveway parking
- No onward chain

The Location

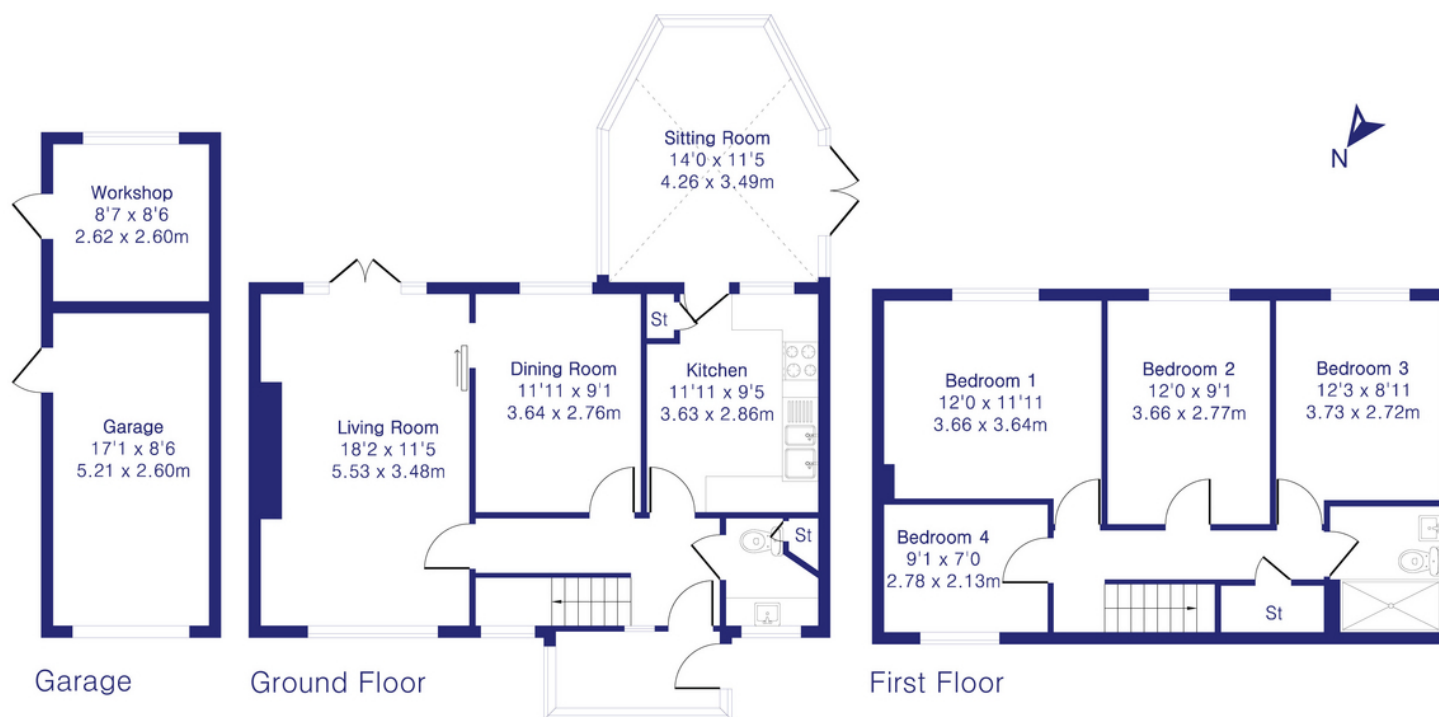
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 1504 sq ft - 141 sq m

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 534 sq ft – 51 sq m

Garage Area 225 sq ft – 21 sq m



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.

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