



8 Harborne Road, Tackley, OX5 3BL

Offers In Excess Of £450,000 Freehold

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SALES LETTINGS





## The Property

A double fronted detached 3 bedroom bungalow located in a quiet cul-de-sac which forms part of this highly sought after village and being sold with no onward chain.

This bungalow comprises entrance hall, "L" shaped lounge/diner, kitchen, master bedroom with dressing table, 2 further bedrooms and family bathroom.

Outside there are gardens to the front and rear with a substantial garden room built on 1m deep foundations (currently unfinished which provides numerous possibilities for the buyer). To the side there is a detached double garage with driveway to the front.

Tackley boasts a village hall/shop, good Primary School, Pub and Train Station. Viewing is strongly recommended.

Additional information to note:

- All mains services are connected.
- There are artexed ceilings which may or may not contain asbestos.
- 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 voice and data outside the property.

EPC Rating: D

Council Tax Band: D







## Key Features

- Detached Bungalow
- 3 Bedrooms
- 'L' Shaped Lounge/Diner
- Large Garden Room
- Double Garage
- Cul-De-Sac Location
- Gas Heating to Radiators
- No Chain
- Highly Sought After Village
- Viewing Recommended

## The Location

Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.

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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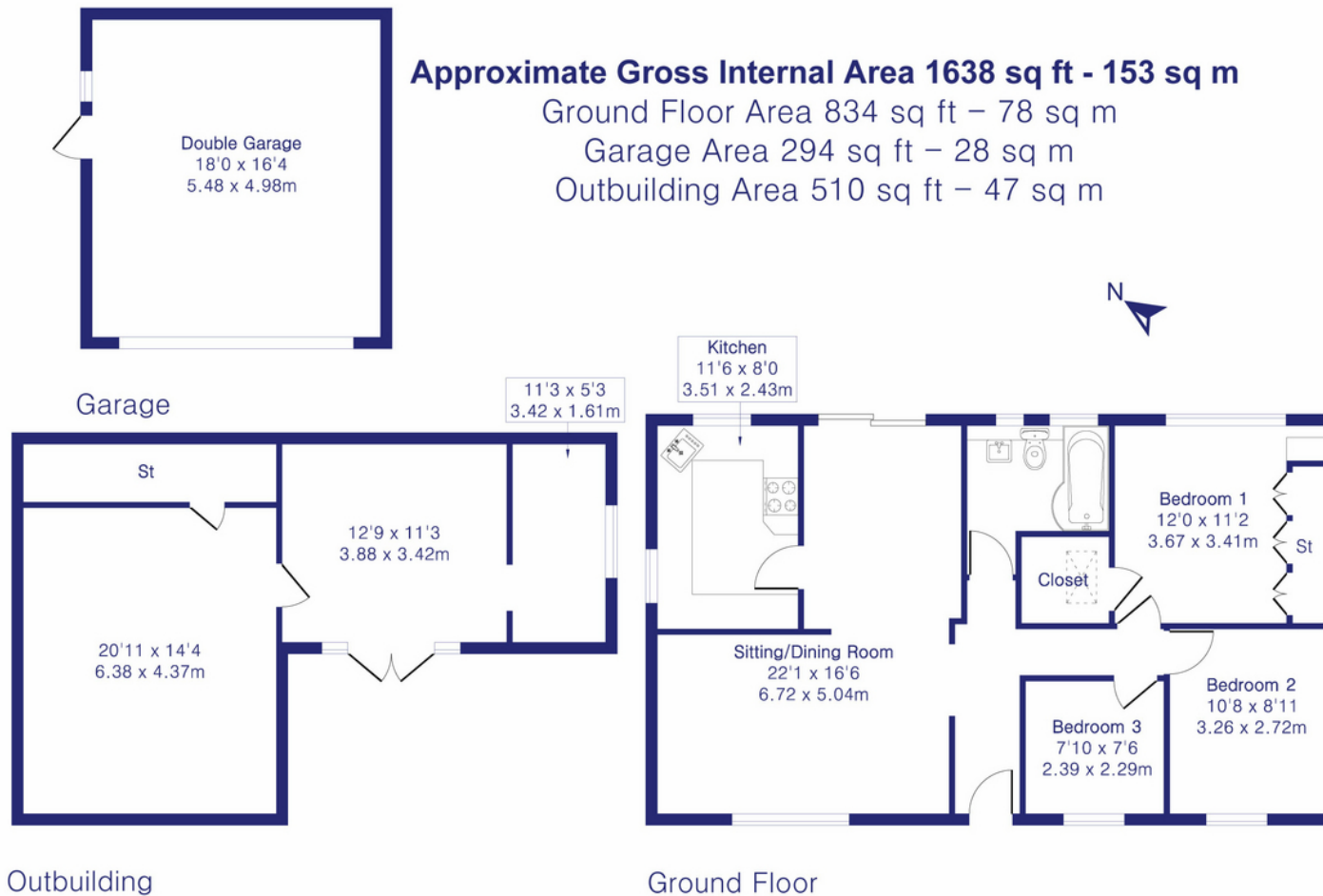
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## Approximate Gross Internal Area 1638 sq ft - 153 sq m

Ground Floor Area 834 sq ft – 78 sq m

Garage Area 294 sq ft – 28 sq m

Outbuilding Area 510 sq ft – 47 sq m



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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