



25 The Homestead, Kidlington, OX5 1SS

Guide Price £365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well presented three bedroom end of terrace property enjoying a lovely location within the close.

Accommodation comprises entrance porch, living room, kitchen/dining room, conservatory opening onto a lovely mature and southerly facing rear garden.

On the first floor there are three bedrooms and bathroom.

Garden to front. Gated side access to rear garden.

Garage in bloc to rear of the property.

The property is ideally located for easy access to bus stops and canal side walks.

Additional information to note:

- Mains water and electric connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates either limited or none mobile voice and data inside the property, with likely voice and data outside the property.
- The garage has a roof of sheet material which is/may be asbestos. This is considered to be safe if left undisturbed.
- Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



EPC Rating: E

Council Tax Band: C





## Key Features

- Three bedrooms
- End of terrace
- Living room
- Kitchen/dining
- Bathroom
- Southerly facing rear garden
- Garage in block
- Lovely position within the close
- Easy access for bus stops

## The Location

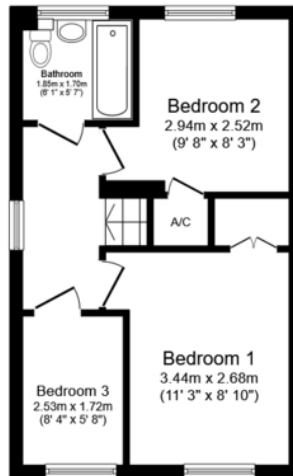
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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





**Ground Floor**

Floor area 41.9 sq.m. (451 sq.ft.)



**First Floor**

Floor area 33.4 sq.m. (359 sq.ft.)

**Total floor area: 75.3 sq.m. (811 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](http://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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