



54a Meadow Way, Yarnton, OX5 1TA

Offers In Excess Of £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom, ensuite to master, detached home situated in the popular village of Yarnton and being sold with no onward chain.

Accommodation comprises entrance hall, kitchen, cloakroom, living/dining room, master bedroom with ensuite, two further bedrooms, bathroom.

Parking (subject to vehicle size) to the front, garden with gated side access.

The property is being sold with no onward chain.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice & data is likely Three, EE, Vodafone and O2.

EPC Rating: B

Council tax: C





Key Features

- Village location
- Detached
- Three bedrooms
- En suite to master
- Living/dining room
- Kitchen
- Cloak room
- Bathroom
- Garden
- NO CHAIN

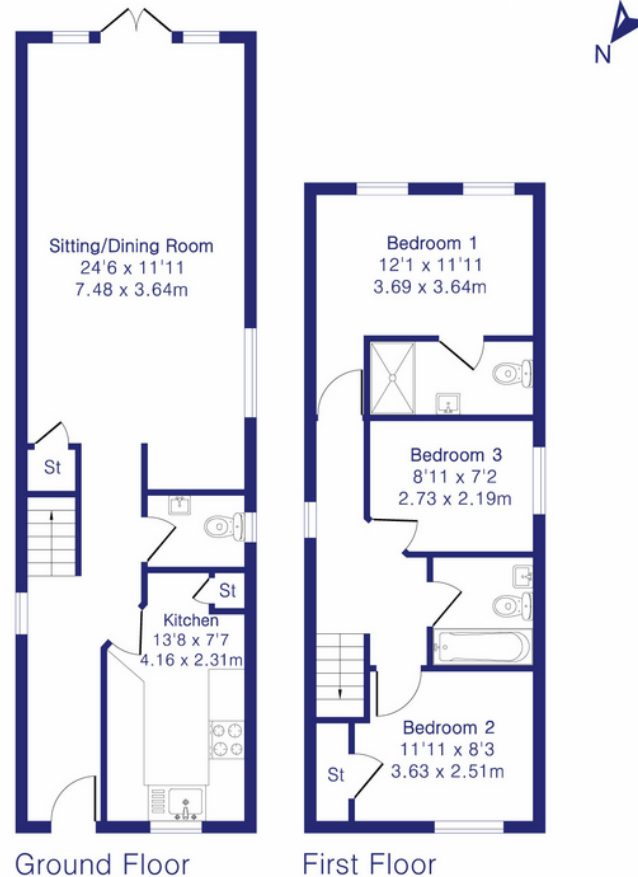
The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

Approximate Gross Internal Area 922 sq ft - 85 sq m

Ground Floor Area 511 sq ft – 47 sq m

First Floor Area 411 sq ft – 38 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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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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