



The Bothy, 2 The Green, Tackley, OX5 3AF  
£795,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

This Charming cottage has been updated over recent years and is presented in excellent decorative condition. It is in a conservation area and has views over The Green and towards the church. It has been extended to the side and rear. A mature white wisteria adorns the front with a door leading to a generous sitting room which boasts an impressive inglenook fireplace and modern wood burning stove. There is a large dining/family room and a study. The modern kitchen has electric under floor heating and off it is a cloakroom/utility area. The original stairs have been replaced and lead to 4 bedrooms all enjoying views over the village green. The modern bathroom has electric underfloor heating. The Old part of the roof was recently renovated. To the rear is a pretty cottage garden with a seating area and brick built storage sheds as well as an insulated wooden office/studio.

Tackley is a vibrant village with an excellent primary school and a shop and Post Office within easy access of the cottage as well as the Train Station. There is an hourly bus service to Oxford and Banbury with a stop at The Green.

Additional information to note:

- All mains services are connected.
- The cottage is located in a conservation area.
- The windows are timber framed doubled glazed.
- On road parking is available.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there is limited voice and data with EE, Three and Vodafone, with likely voice with O2 inside the property. With likely voice and data with all networks.
- For information on restrictive covenants please contact the office.

EPC Rating: D Council Tax Band: E



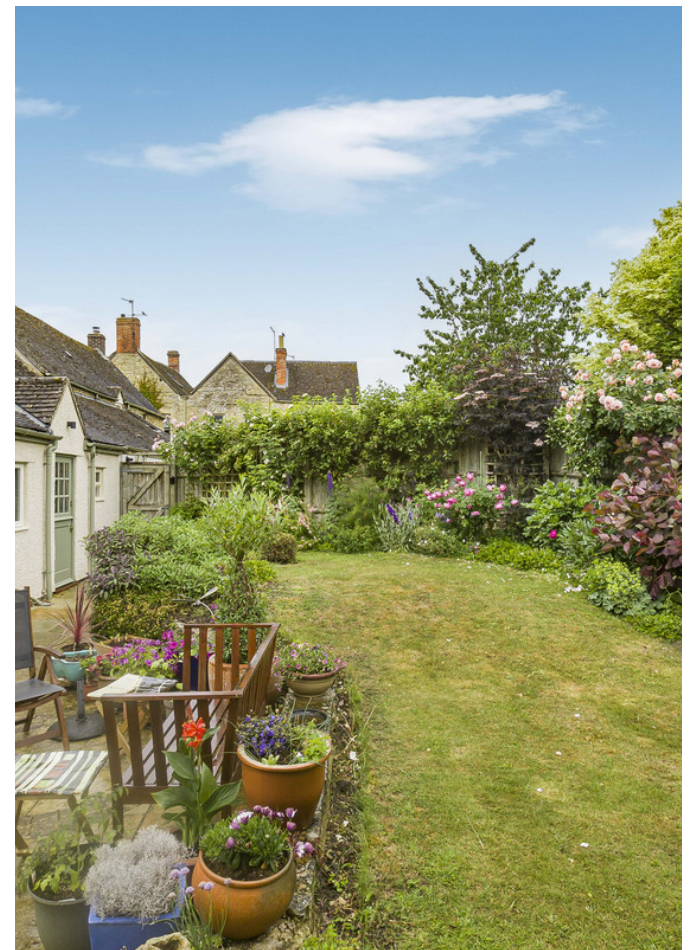


## Key Features

- Semi-Detached Cottage
- Stone Built
- Double Fronted
- 4 Bedrooms
- 3 Reception Rooms
- Modern Kitchen and Bathroom
- Well Stocked Garden
- View over village green and towards church
- Viewing Strongly 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.

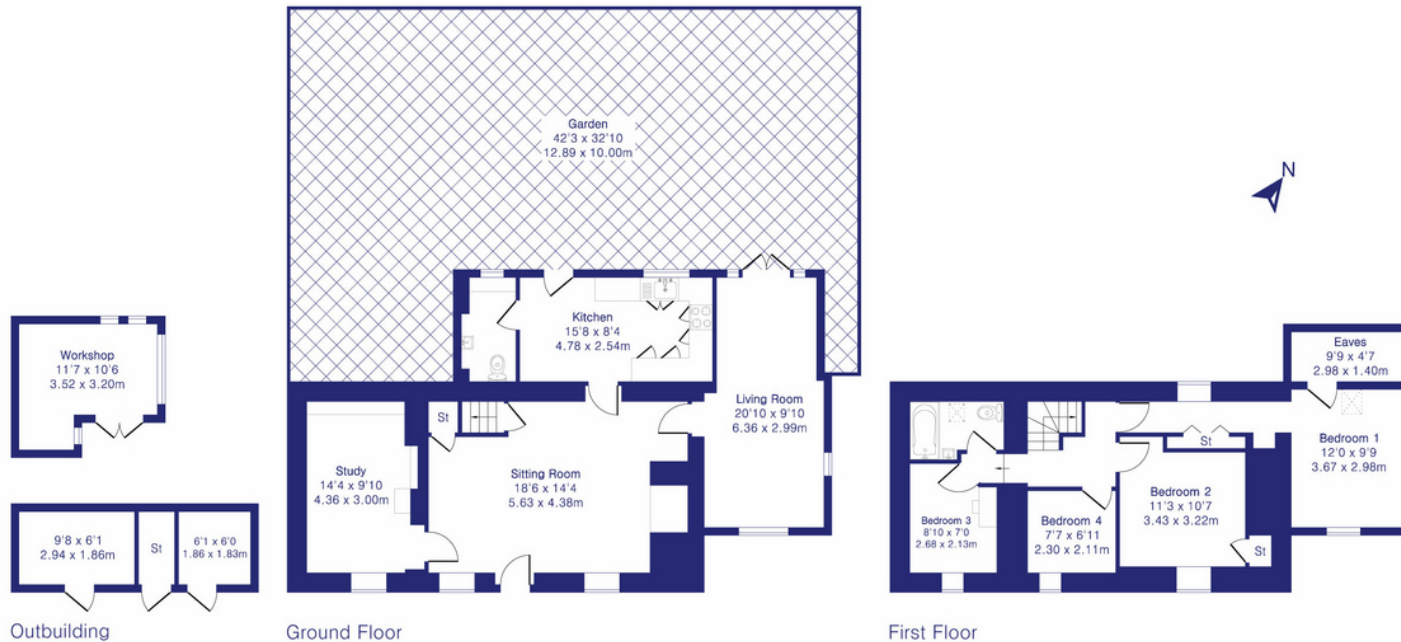


## Approximate Gross Internal Area 1663 sq ft - 154 sq m

Ground Floor Area 885 sq ft – 82 sq m

First Floor Area 559 sq ft – 52 sq m

Outbuilding Area 219 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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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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