



154 Rutten Lane, Yarnton, OX5 1LS

Guide Price £495,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well presented three bedroom detached bungalow with conservatory being sold with no onward chain.

Accommodation comprises entrance hall, living/dining room, kitchen, conservatory, three bedrooms with fitted wardrobes and shower room.

Garden to front with driveway parking leading to garage.

A lovely rear garden with patio and rear access to garage.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast 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 with Three, limited with EE, limited voice with O2 & data none, voice and data with Vodafone none.

EPC Rating: D

Council tax: D







## Key Features

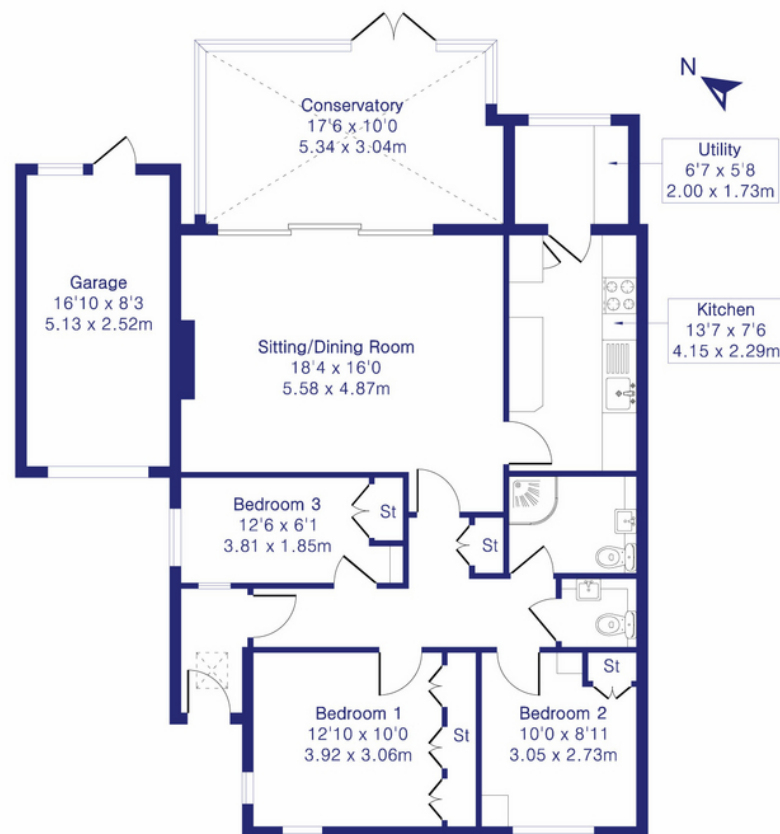
- Village location
- Detached
- Bungalow
- Kitchen
- Shower room
- Living/dining room
- Conservatory
- Gardens
- Garage with driveway parking
- Three bedrooms (bedroom three/study)

## 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 1244 sq ft - 116 sq m



Ground Floor



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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### Kidlington Office

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

