



Jacksons Farm House, 158 Cassington Road, YARNTON, OX5 1QD

Guide Price £900,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Jacksons Farm House is a substantial 5 bedroom detached Grade II listed property offering spacious and flexible accommodation over three floors in the popular village of Yarnton and being sold with no onward chain.

On the ground floor there is a good sized sitting room with windows over looking the front and rear gardens, cloak room, dining room opening on to the kitchen which in turn leads on to the utility and then the garage.

On the first floor there is the master bedroom with dressing room, access into a good sized store room, two further double bedrooms, and bathroom.

On the second floor there are 2 more bedrooms and further bathroom.

Driveway parking is accessed via a five bar gate. Mature gardens and patio area to three sides of the property.

The property benefits from a lovely village pub and easy access to local bus stop, primary school and park.

Additional information to note:

- Mains water, gas and electric.
- OFCOM checker indicates that standard, superfast & Ultrafast broadband is available at the property.
- OFCOM checker indicates that mobile voice and data is likely outside. Inside mobile voice and data limited with Three, None with Vodafone, limited voice with EE & O2 & No data with EE & O2.
- Grade II listed
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Village location
- Five bedrooms
- Detached
- Living room and dining room
- Kitchen & utility
- Gardens
- Garage & parking
- Grade II listed
- Easy access to links to London, M40 and Oxford Parkway
- EPC Rating: E Council Tax Band: G

The Location

Yarnton lies approximately 5 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 2525 sq ft - 235 sq m

Ground Floor Area 1205 sq ft – 112 sq m

First Floor Area 998 sq ft – 93 sq m

Second Floor Area 322 sq ft – 30 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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