



3 Clow Cottages 54 Nethercote Road, Tackley, OX5 3AT

Guide Price £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Nestled in the ever popular village of Tackley, this charming three bedroom end of terrace cottage offers the perfect setting for your next chapter.

Step inside and discover a light filled kitchen and dining area, flowing seamlessly into the welcoming living room, where a wood burning stove invites cosy evenings by the fire. Full width bifold doors open out to the garden, allowing sunlight to flood the space and connecting the indoors with the outdoors. Upstairs, you'll find three beautifully appointed bedrooms, including a master suite with ensuite bathroom. A further family bathroom completes this level.

At the foot of the garden, an office with power and light offers a peaceful space for work or creative pursuits.

The south-westerly facing garden itself is a true oasis bathed in sunlight, a place to relax, dine al fresco on the raised decking, and unwind in nature.

Practical features include driveway parking to the front, and a downstairs cloakroom.

Whether you're a family seeking village life, a couple dreaming of a countryside retreat, or someone looking to downsize without compromise, this delightful property offers it all.



Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is limited mobile voice and data inside the property with EE, Three and Vodafone, with likely voice but limited data with O2. Outside likely mobile voice and data with EE, Three, Vodafone & O2.
- For information on restrictive covenants please contact the office.

Council Tax Band: D EPC Rating: B





## Key Features

- Village location
- End of terrace
- Three bedrooms
- En suite to master bedroom
- Open plan ground floor
- Cloak room
- Bathroom
- Bi fold doors onto garden
- Garden office
- Driveway parking

## 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 regular bus service to Banbury and Oxford.





## Approximate Gross Internal Area 1213 sq ft - 113 sq m

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 527 sq ft – 49 sq m

Outbuilding Area 145 sq ft – 14 sq m



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2. Any areas, measurements or distances are approximate.

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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)



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