



72 The Moors, Kidlington, OX5 2AG

£649,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended detached family home offering deceptive accommodation with versatile layout with ground floor annexe area for multigenerational living. The property is situated in a highly sought after road with access to primary school, open countryside and village High Street. The property offers vacant possession and viewing is recommended.

The property comprises: Entrance hall, jack and jill shower room, sitting room, dining room, kitchen with interconnecting door to annexe with living room/kitchen door to conservatory and door to double bedroom. Upstairs there are 4 bedrooms with 1 having an en-suite shower room and family bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is a modern driveway providing parking for several cars and a single garage. To the rear there is a patio area with artificial lawn and shrub area.

Additional information to note:

- All mains services are connected.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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. Artexed ceilings were noted in the property.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor coverage with all networks and variable in home coverage with EE.

EPC Rating: C

Council Tax Band: E





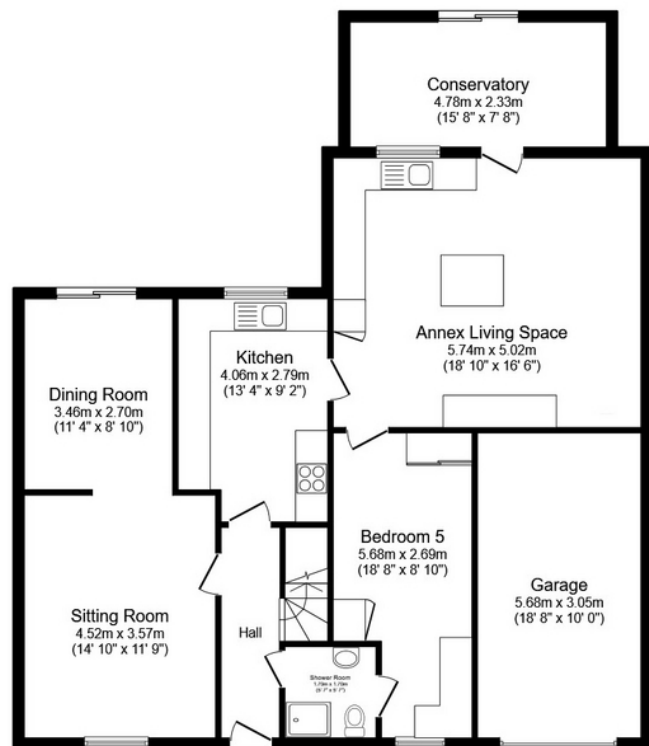
Key Features

- Detached Family Home
- 5 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- Garage and Driveway
- Gas Heating to Radiators
- Manageable Garden
- No Chain
- Sought After Location
- Viewing Recommended

The Location

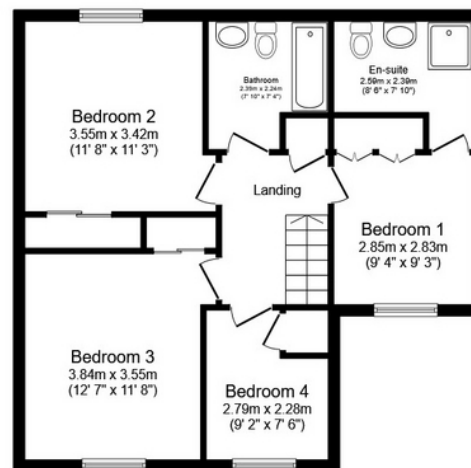
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.





Ground Floor

Floor area 121.2 sq.m. (1,304 sq.ft.)



First Floor

Floor area 60.4 sq.m. (651 sq.ft.)

Total floor area: 181.6 sq.m. (1,955 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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