



Lyne Farm House 20 Lyne Road, Kidlington, OX5 1AD

Guide Price £1,150,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented Grade II listed property offering spacious and flexible accommodation over three floors conveniently situated within easy reach of Kidlington village centre.

Upon entering the property the accommodation comprises entrance hall, living room, dining room, study, cloak room, kitchen/breakfast room, utility & orangery. On the first floor there are 4 bedrooms, 2 bathrooms, both with separate showers. On the second floor there are a further 4 bedrooms.

To the rear of the property there is a courtyard area which leads to a good sized garden, mainly laid to lawn with a collection of mature plants and trees.

The property is ideally located for easy access to shops, bus stops, parks and schools.

Viewing is highly recommended.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor coverage with EE, O2 & Vodafone, good outdoor and home with Three.
- 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.

EPC Rating: D Council Tax Band: F



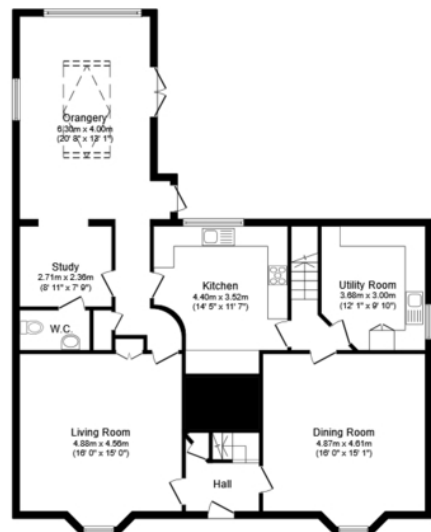


Key Features

- 7 Bedrooms
- Orangery
- Kitchen/breakfast room
- Living room
- Dining room
- Study
- Driveway parking
- Gardens
- Grade II
- Close to village centre

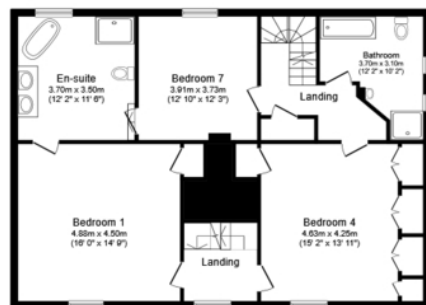
The Location

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.



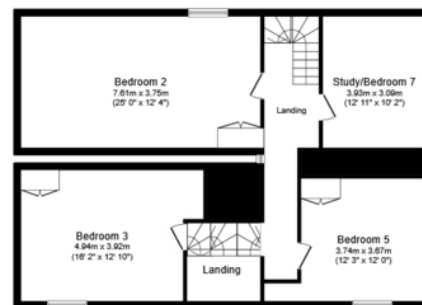
Ground Floor

Floor area 129.3 sq.m. (1,391 sq.ft.)



First Floor

Floor area 102.8 sq.m. (1,107 sq.ft.)



Second Floor

Floor area 98.1 sq.m. (1,055 sq.ft.)

Total floor area: 330.1 sq.m. (3,554 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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