



10 Willow Way, Begbroke, OX5 1SD

Guide Price £485,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in the popular village of Begbroke a well presented three/four bedroom home which has been extended and updated to offer flexible living accommodation.

On the ground floor there is a living room which opens onto the kitchen/dining room with French doors opening on to the rear garden, utility room, cloak room and bedroom 4/ study.

On the first floor there are three bedrooms and a bathroom.

Garden with driveway parking to front, EV charging point and gated side access. Rear garden enjoys a patio area with remainder laid to lawn.

Material Information to note:

- Mains electric, drainage and water connected.
- According to OFCOM checker standard & superfast broadband.
- According to OFCOM checker indicates variable coverage outdoor with O2 & Vodafone, good outdoor with Three & good outdoor and indoor with EE.

Council Tax: D

EPC: D





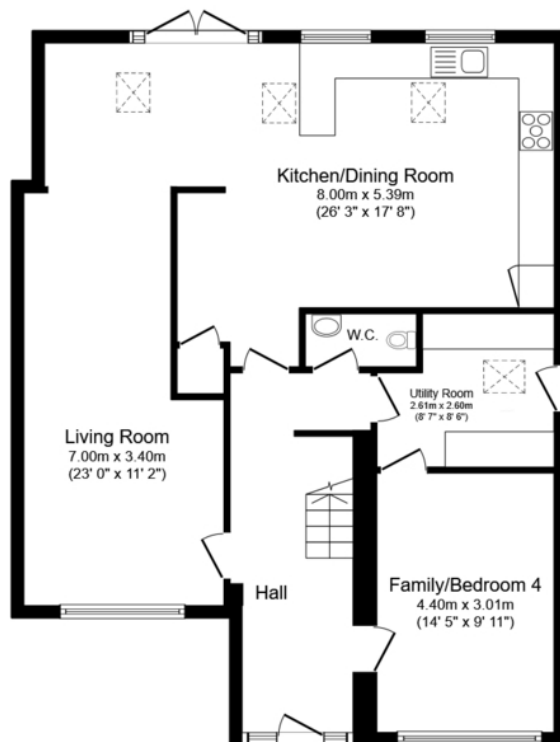


## Key Features

- Village location
- Semi detached home
- Extended
- Three/four bedrooms
- Utility room
- Cloak room
- Bathroom
- Living room
- Kitchen/dining room
- Garden

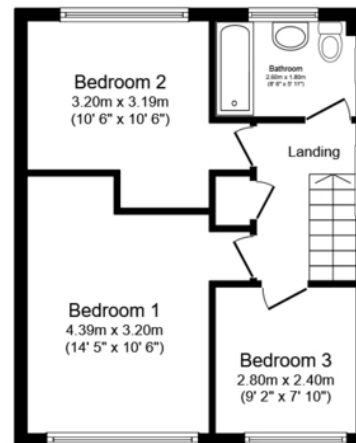
## The Location

Begbroke lies c.6 miles North of Oxford straddling the A44. The Village has a village hall with sports and social club, public house with a more comprehensive range of shopping and recreational amenities available in nearby Woodstock and Kidlington. There is a regular bus service to Oxford, Woodstock and a mini bus service operates to Kidlington. The M40 (j.9) is within 10 miles, giving access to London and The Midlands. Access to railways are at Oxford (4 miles) and Bicester (10 miles) – London 60 mins approx. and the new Oxford Parkway Railway Station now open at Water Eaton, Kidlington will benefit local residents even further travelling to London.



**Ground Floor**

Floor area 96.1 sq.m. (1,034 sq.ft.)



**First Floor**

Floor area 39.1 sq.m. (421 sq.ft.)

**Total floor area: 135.2 sq.m. (1,455 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](http://www.Propertybox.io)

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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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