



7 Manor Way, Kidlington, OX5 2BD  
£525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in Old Kidlington is this executive detached family home being presented in good decorative condition and offered with no chain. Situated in a highly sought-after location and enjoying a corner plot. The property comprises: entrance hall, cloakroom, generous sized lounge, modern kitchen/diner with patio doors to the rear garden. Upstairs the master bedroom which enjoys an en-suite bathroom along with 2 further bedrooms and a family shower room. The property is complimented by gas heating to radiators and double glazing. Outside the rear garden is predominately laid to lawn with a paved side garden and gated side access leading to the front. At the rear of the property there is a single garage with driveway to the front and personal door leading into the rear garden. Viewing is strongly 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 that there is good coverage outdoors with EE, O2 and Three, good outdoor and variable in home with Vodafone.
- 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: E





## Key Features

- Detached Family Home
- 3 Bedrooms
- En-Suite & Family Bathroom
- Modern Kitchen/Diner
- Downstairs Cloakroom
- Corner Plot Gardens
- Gas Heating to Radiators
- Garage to Rear
- Highly Sought After Area
- No Chain

## The Location

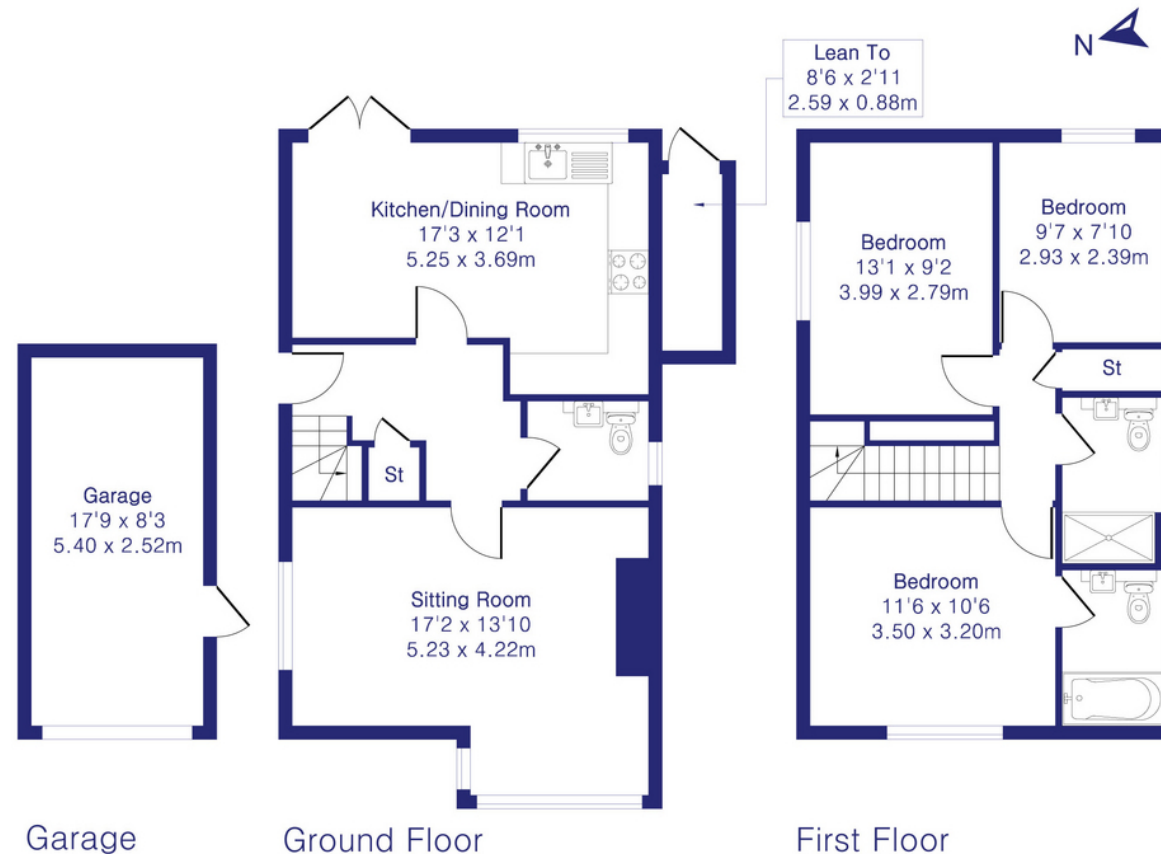
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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.

**Approximate Gross Internal Area 1021 sq ft - 95 sq m  
(Excluding Garage)**

Ground Floor Area 540 sq ft – 50 sq m

First Floor Area 481 sq ft – 45 sq m

Garage Area 146 sq ft – 14 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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