



GP  
£500,000

THOMAS  
MERRIFIELD

SALES LETTINGS

11 The Rookery Kidlington Oxon OX5 1AW



# 11 The Rookery

## Kidlington Oxon OX5 1AW

A charming 2 bedroom stone cottage providing spacious accommodation and updated and extended by the present vendor approximately 12 years ago. The property is tucked away down a no-through road amongst other cottages and has a large kitchen/dining room leading out onto an enclosed mature garden with the added benefit of a detached garage. Viewings highly recommended.

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 new Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 55 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (10 miles). Open countryside and the River Cherwell are within easy walking distance of the property. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website [www.kvoice.co.uk](http://www.kvoice.co.uk).

### Local Authority:

Cherwell District Council  
Council Tax Band E



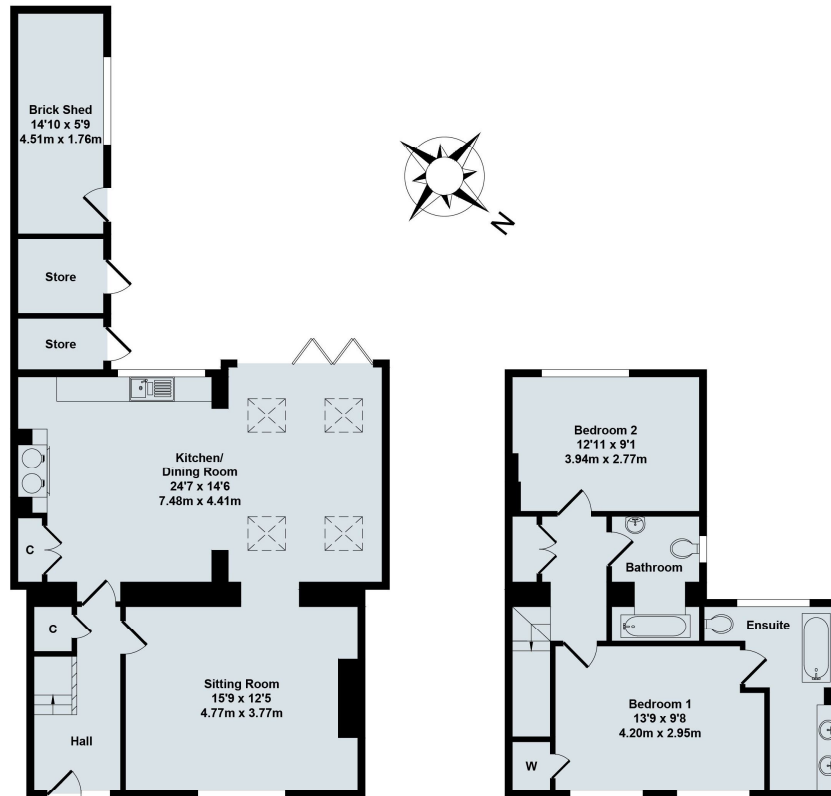
Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn left at the fourth set of main traffic lights into Lyne Road and 3<sup>rd</sup> left into The Rookery.







- Charming Stone Cottage
- 2 Double Bedrooms (Formally 3)
- Bespoke Kitchen
- Bespoke Windows & Doors
- Separate Sitting Room
- Large Family Kitchen/Dining Room
- Refitted Family Bathroom & En-Suite
- Enclosed Mature Rear Garden
- Gas Central Heating
- Walking Distance of the Main Centre
- No Through Road
- Extended & Updated by the present vendor
- Garage
- 3 Storage Buildings in Garden
- 2 Working Log Burners
- Boarded Loft & Ladder with Boiler
- Council Tax: Band E

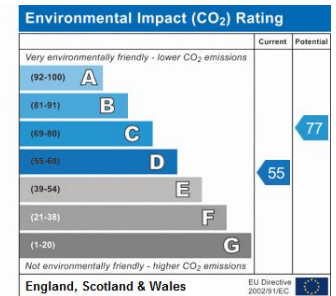
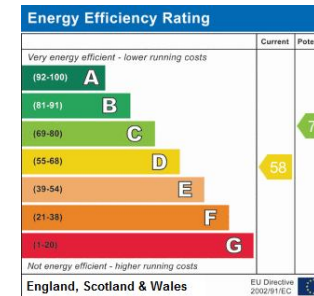


Ground Floor

First Floor

Total Approx. Floor Area 1257 Sq.Ft. (116.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



## Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH  
Tel: +44 (0)1865 379880  
E-mail: [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.





GP  
£500,000

THOMAS  
MERRIFIELD

SALES LETTINGS

11 The Rookery Kidlington Oxon OX5 1AW



# 11 The Rookery

## Kidlington Oxon OX5 1AW

A charming 2 bedroom stone cottage providing spacious accommodation and updated and extended by the present vendor approximately 12 years ago. The property is tucked away down a no-through road amongst other cottages and has a large kitchen/dining room leading out onto an enclosed mature garden with the added benefit of a detached garage. Viewings highly recommended.

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 new Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 55 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (10 miles). Open countryside and the River Cherwell are within easy walking distance of the property. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website [www.kvoice.co.uk](http://www.kvoice.co.uk).

### Local Authority:

Cherwell District Council  
Council Tax Band E



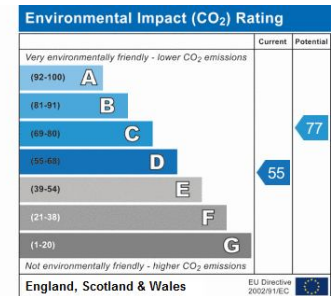
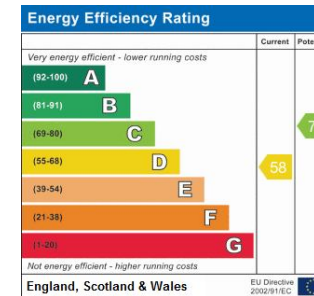
Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn left at the fourth set of main traffic lights into Lyne Road and 3<sup>rd</sup> left into The Rookery.







- Charming Stone Cottage
- 2 Double Bedrooms (Formally 3)
- Bespoke Kitchen
- Bespoke Windows & Doors
- Separate Sitting Room
- Large Family Kitchen/Dining Room
- Refitted Family Bathroom & En-Suite
- Enclosed Mature Rear Garden
- Gas Central Heating
- Walking Distance of the Main Centre
- No Through Road
- Extended & Updated by the present vendor
- Garage
- 3 Storage Buildings in Garden
- 2 Working Log Burners
- Boarded Loft & Ladder with Boiler
- Council Tax: Band E



Total Approx. Floor Area 1257 Sq.Ft. (116.80 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



## Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH  
Tel: +44 (0)1865 379880  
E-mail: kidlington@thomasmerrifield.co.uk

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.





GP  
£500,000

THOMAS  
MERRIFIELD

SALES LETTINGS

11 The Rookery Kidlington Oxon OX5 1AW



# 11 The Rookery

## Kidlington Oxon OX5 1AW

---

A charming 2 bedroom stone cottage providing spacious accommodation and updated and extended by the present vendor approximately 12 years ago. The property is tucked away down a no-through road amongst other cottages and has a large kitchen/dining room leading out onto an enclosed mature garden with the added benefit of a detached garage. Viewings highly recommended.

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 new Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 55 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (10 miles). Open countryside and the River Cherwell are within easy walking distance of the property. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website [www.kvoice.co.uk](http://www.kvoice.co.uk).

### Local Authority:

Cherwell District Council  
Council Tax Band E



Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn left at the fourth set of main traffic lights into Lyne Road and 3<sup>rd</sup> left into The Rookery.

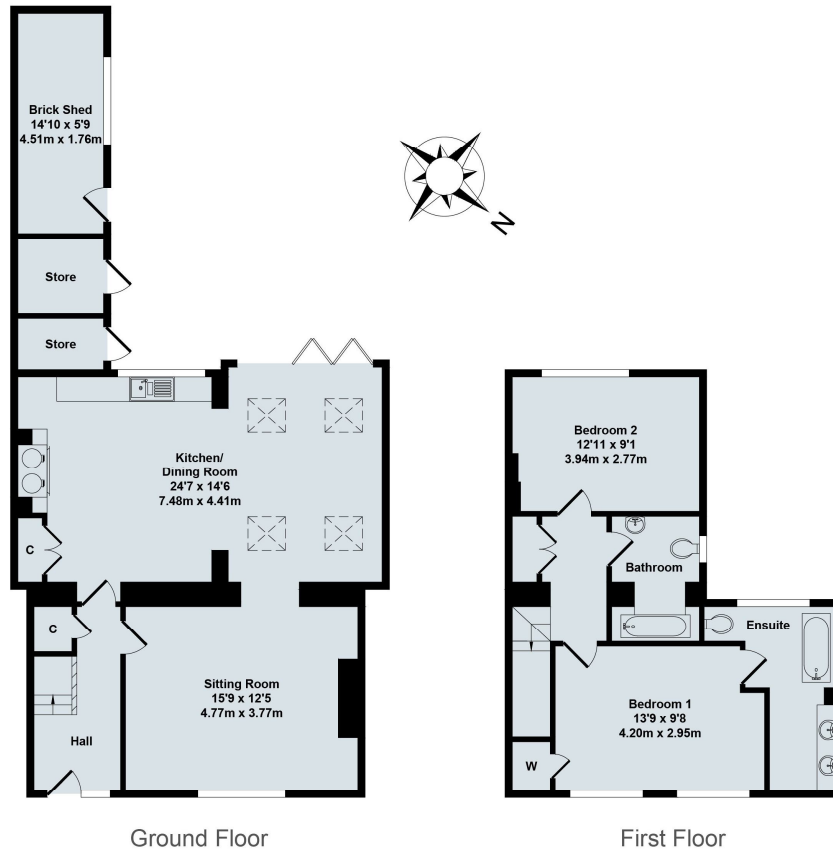




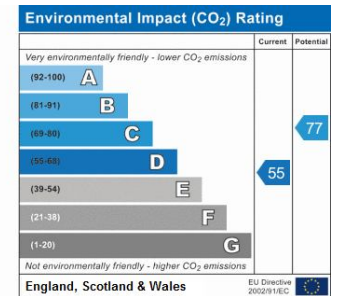
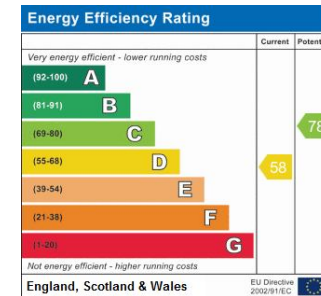


- Charming Stone Cottage
- 2 Double Bedrooms (Formally 3)
- Bespoke Kitchen
- Bespoke Windows & Doors
- Separate Sitting Room
- Large Family Kitchen/Dining Room
- Refitted Family Bathroom & En-Suite
- Enclosed Mature Rear Garden
- Gas Central Heating
- Walking Distance of the Main Centre
- No Through Road
- Extended & Updated by the present vendor
- Garage
- 3 Storage Buildings in Garden
- 2 Working Log Burners
- Boarded Loft & Ladder with Boiler
- Council Tax: Band E





Total Approx. Floor Area 1257 Sq.Ft. (116.80 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



**THOMAS  
MERRIFIELD**  
SALES LETTINGS

## Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH  
Tel: +44 (0)1865 379880  
E-mail: kidlington@thomasmerrifield.co.uk

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.