



OIEO
£475,000

THOMAS
MERRIFIELD
SALES LETTINGS

4 Manor Way Kidlington Oxon OX5 2BD

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Kidlington Oxon OX5 2BD

A rare opportunity to purchase a 4 bedroom 'cottage-style' family property situated in the heart of Old Kidlington. Features include a 23' sitting/dining room, fitted kitchen, downstairs cloakroom, bathroom and shower room and large garage with pedestrian access to the enclosed rear garden. No onward chain.

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.

Local Authority:

Cherwell District Council
Council Tax Band E

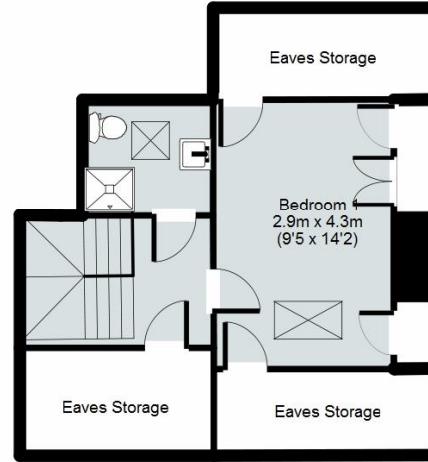
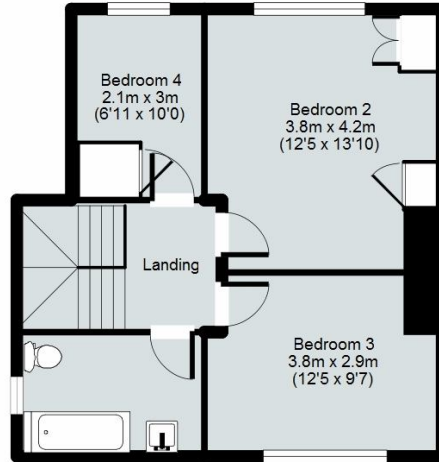
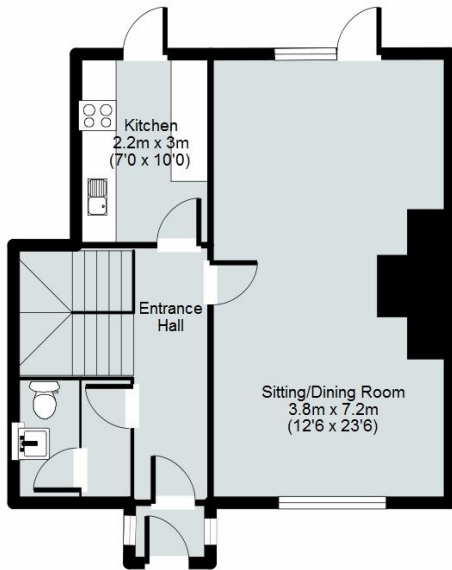
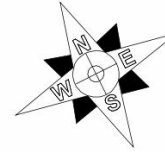


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn right at the 3rd main set of traffic lights and follow the road into the High Street, past Tescos to the crossroads. Proceed straight across into Church Street and left into Manor Way.





- 'Cottage-style' Family Property
- Semi-detached
- Situated in the heart of Old Kidlington
- 23' Sitting/Dining Room
- 10' Kitchen
- Cloakroom
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Large Garage to the rear of the property with pedestrian access to the enclosed rear garden
- Walking distance to St Marys Church and countryside walks beyond
- Easy access to the village centre
- Close to bus routes to Oxford and Oxford Parkway



APPROX GROSS INTERNAL FLOOR AREA: 135 sq. m / 1457 sq. ft

This floor plan illustration is only an approximation of measurements, existing structures and features, and is provided for convenience and visual reference only. While every effort toward accuracy was made, SPS Ltd nor its agents or employees can be held liable about the information presented in this floor plan sketch. Buyer should always confirm measurements using their own sources prior to purchasing/renting as this plan is approximate. Copyright SPS LTD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		70	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
		64	81

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