



£925,000 –  
£950,000

THOMAS  
MERRIFIELD

SALES LETTINGS

198 Woodstock Road Yarnton Oxon OX5 1PP

# 198 Woodstock Road Yarnton Oxon OX5 1PP

A stunning newly built four bedroom detached property situated in Yarnton. The property benefits from flexible accommodation with ample driveway parking, generous garden and oak built garage. The property is conveniently located for access to Oxford Parkway Railway Station and historic Woodstock Town. No onward chain.

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles) – London 60 mins approx.

## Local Authority:

Cherwell District Council  
Council Tax Band TBC

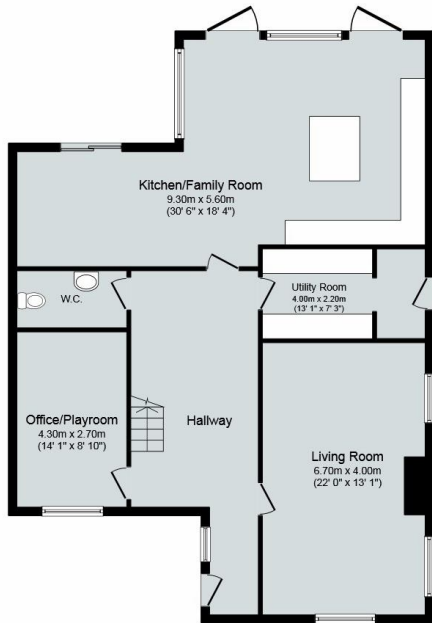


Directions: From Oxford proceed onto the A44 towards Woodstock. At the Sandy Lane roundabout turn right and immediately left into the slip road and the house can be found on the right hand side.

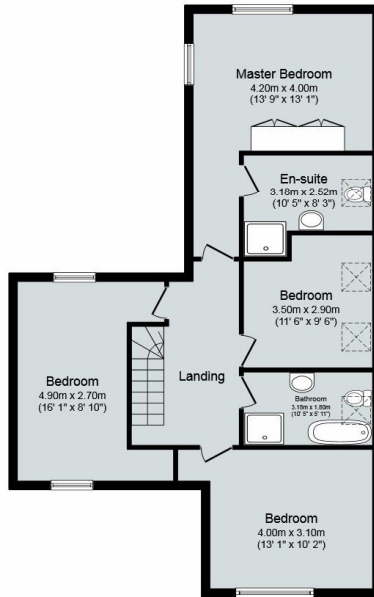




- Stunning newly built family house
- Detached
- Conveniently situated for access & bus links to Oxford Parkway Railway Station and Woodstock
- Flexible accommodation
- 30' Kitchen/Family Room leading onto the garden
- Integrated appliances
- Separate Office/Playroom
- 22' Sitting Room
- Utility Room
- Cloakroom
- 4 double Bedrooms
- Master En-suite Shower Room
- Family Bathroom
- French Oak staircase
- Porcelain tiled flooring
- Underfloor heating
- Gas radiator central heating
- Double glazing
- Chimney breast ready for wood burning stove (not included)
- Large rear garden
- Garage
- Large frontage with ample parking

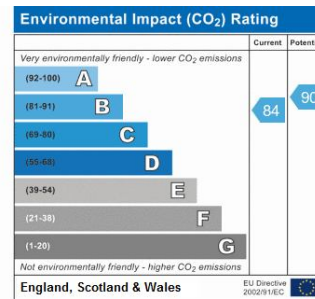
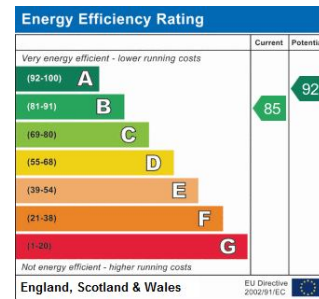


**Ground Floor**



**First Floor**

Total floor area 201.0 sq. m. (2,164 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**Contact:**

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