



15 Church Street Old Kidlington Oxon OX5 2BA



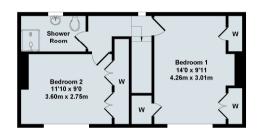






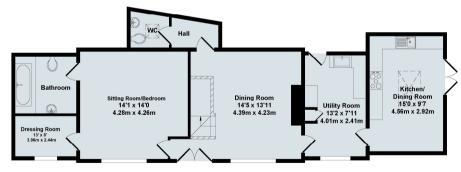


A beautifully presented and recently renovated detached period cottage set in the heart of Old Kidlington. The property offers flexible accommodation and garden within easy reach of Kidlington village and bus stops to Oxford and Oxford Parkway. St Marys Church is close by with country/riverside walks beyond.





First Floor



Ground Floor

Total Approx. Floor Area 1223 Sq.Ft. (113.60 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





- Detached period cottage
- Beautifully presented and recently renovated
- Sought-after area in Old Kidlington
- Easy reach of Kidlington village centre
- Close to bus stops to Oxford and Oxford Parkway
- One/two Reception Rooms
- 13' fitted Kitchen/Dining Room
- 13' Utility Room
- Ground Floor Suite including Bedroom, Dressing Room and En-suite
- Cloakroom
- 2 further double Bedrooms to first floor
- Shower Room to first floor
- Garden
- Council Tax Band D

mportant 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 refleid upon as statements or expessentations 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-stalement.
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

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.