



OIEO
£725,000

9 Yarnton Road Kidlington Oxon OX5 1AT

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A contemporary 4 bedroom property offering spacious accommodation over 3 floors situated close to Kidlington High Street and public transport. The property benefits from open-plan kitchen/dining room with fitted Neff appliances and stone worktops. The Master Suite includes 15' Bedroom, 6' Dressing Area leading into a very luxurious and spacious en-suite bathroom. There is a further en-suite bathroom and family bathroom to the first floor.

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 F

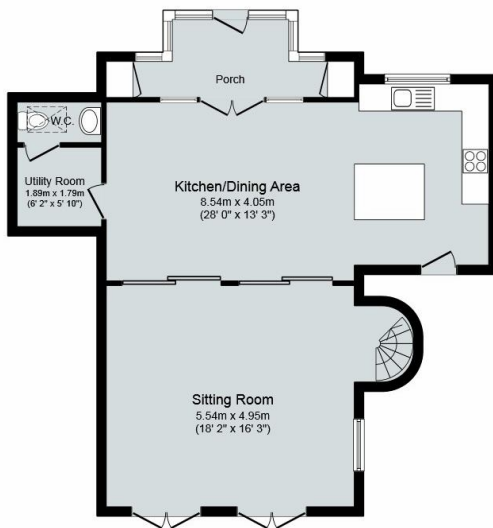
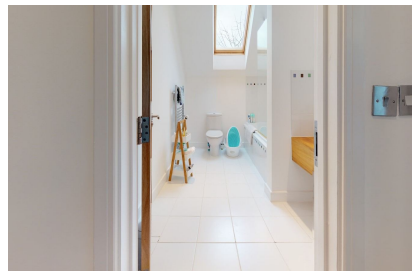


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. At the 2nd main set of traffic lights turn left into Yarnton Road and the property can be found on the left-hand side.

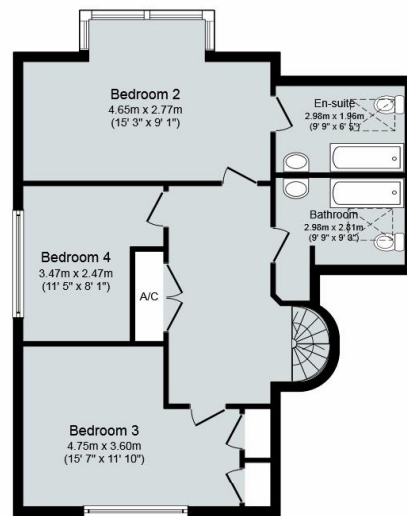




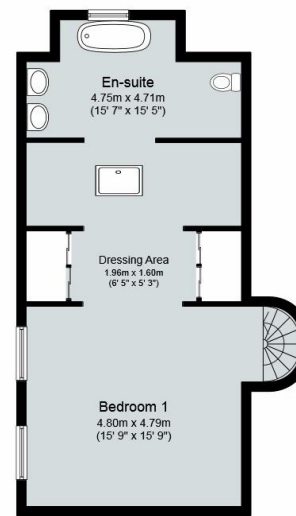
- Detached contemporary family House
- Non-estate location
- Set over 3 floors
- 17' Sitting Room
- 27' Kitchen/Diner with Neff appliances and stone worktops
- Utility Room and Cloakroom
- 3 double Bedrooms to first floor
- Built-in wardrobes
- En-suite to Bedroom 2
- Family Bathroom
- Master Suite to the second floor including double Bedroom, Dressing Area and spacious luxurious Bathroom
- Underfloor heating to ground floor
- Roca Sanitaware in Bathrooms
- Fire sprinkler protection system
- Off-street parking
- Oak flooring



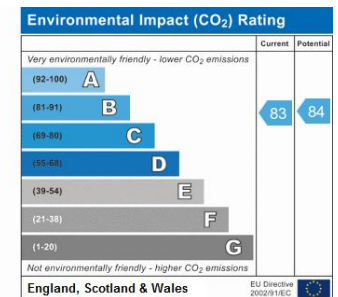
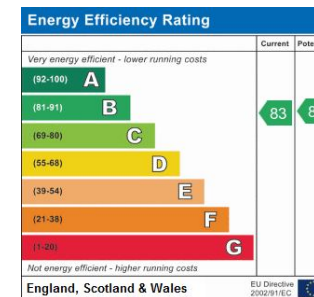
Ground Floor



First Floor



Second 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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