



68 Nethercote Road, Tackley, OX5 3AT

Offers In Excess Of £550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An attractive stone built period cottage having been extended to provide in our opinion generous living space arranged over 2 floors. This much loved home is presented in good decorative condition and offers no upper chain and viewing is strongly recommended. The accommodation comprises: A large enclosed entertainment area with access into the cottage. At the front of the property there is large lounge with ceiling beams, a stone built Inglenook open fireplace and a bespoke fitted display unit with access through to the dining area and door leading to a modern fitted kitchen. A scullery/larder room gives access to a modern downstairs cloakroom and utility room with door leading to the rear garden. Upstairs there is a generous master bedroom with fitted wardrobes along with a concealed dressing room and modern en-suite shower room. There are 2 additional good sized bedrooms with 1 having an en-suite wet room. Outside there is a delightful well established garden with fishpond patio area with the rest mainly laid to lawn which leads down to a large workshop/garage with access to a home office and a garden store to the other side. The driveway to the side is shared with the neighbour before becoming private and providing parking for at least 2 cars, with the potential for further parking.



Additional information to note:

- All mains services are connected.
- Asbestos sheeting over workshop/home office/store.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is limited mobile voice and data inside the property with likely mobile voice and data outside.
- According to GOV.UK website there is a low risk of surface water flooding.
- Council Tax Band: F EPC Rating: D



## Key Features

- Attractive Semi-Detached
- Extended Accommodation
- Deceptively Spacious
- 3 Bedrooms
- 2 En-Suite Shower Rooms
- Large Workshop
- Home Office
- Period Character Features
- Highly Sought After Village
- No Chain

## The Location

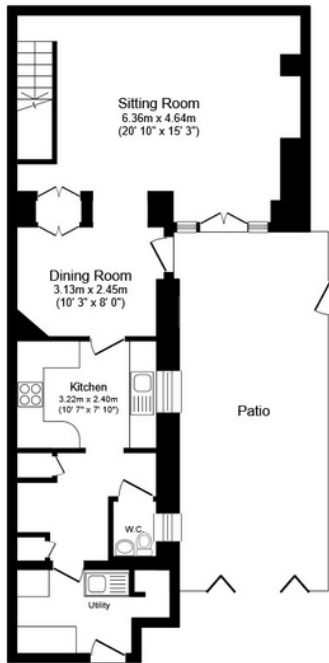
Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a regular bus service to Banbury and Oxford.



Thomas Merrifield and their clients give notice that:

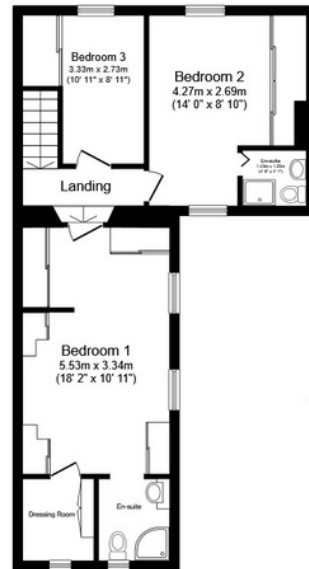
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



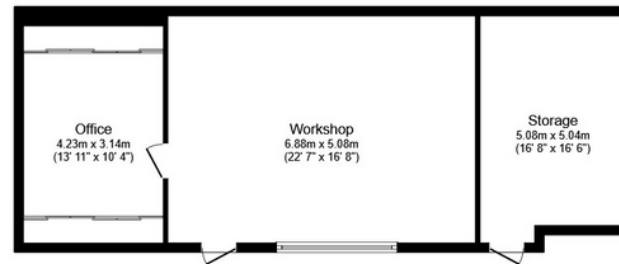
### Ground Floor

Floor area 59.8 m<sup>2</sup> (643 sq.ft.)



### First Floor

Floor area 53.4 m<sup>2</sup> (575 sq.ft.)



### Outbuilding

Floor area 67.8 m<sup>2</sup> (729 sq.ft.)

**TOTAL: 180.9 m<sup>2</sup> (1,947 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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