



Church Street, Kidlington, OX5 2BA

Guide Price £825,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A rare opportunity to purchase an individual detached character property situated in the heart of Old Kidlington in a conservation area with views to St. Mary's Church and countryside walks. The property enjoys flexible accommodation including a spacious garden room opening onto a secluded and mature garden, 2/3 bedrooms, sitting room, cloakroom and 'Juliet balcony'.

Material information to note:

- According to OFCOM checker, standard, superfast & ultrafast broadband available at this postcode.
- According to OFCOM checker, good indoor voice & data available at this postcode.
- According to OFCOM checker, good outdoor voice, data & enhanced data available at this postcode.
- Mains gas, electric, water & drainage connected.

Council Tax Band: E

EPC Rating: D





Key Features

- Individual detached character property set in the heart of Old Kidlington in a conservation area
- Sitting Room
- Kitchen/Breakfast Room
- Family Bathroom & Cloakroom
- 2/3 Bedrooms
- Study/3rd Bedroom
- 'Juliet' Balcony
- Secluded Garden
- Under floor heating, gas central heating & double glazing
- Close to countryside walks

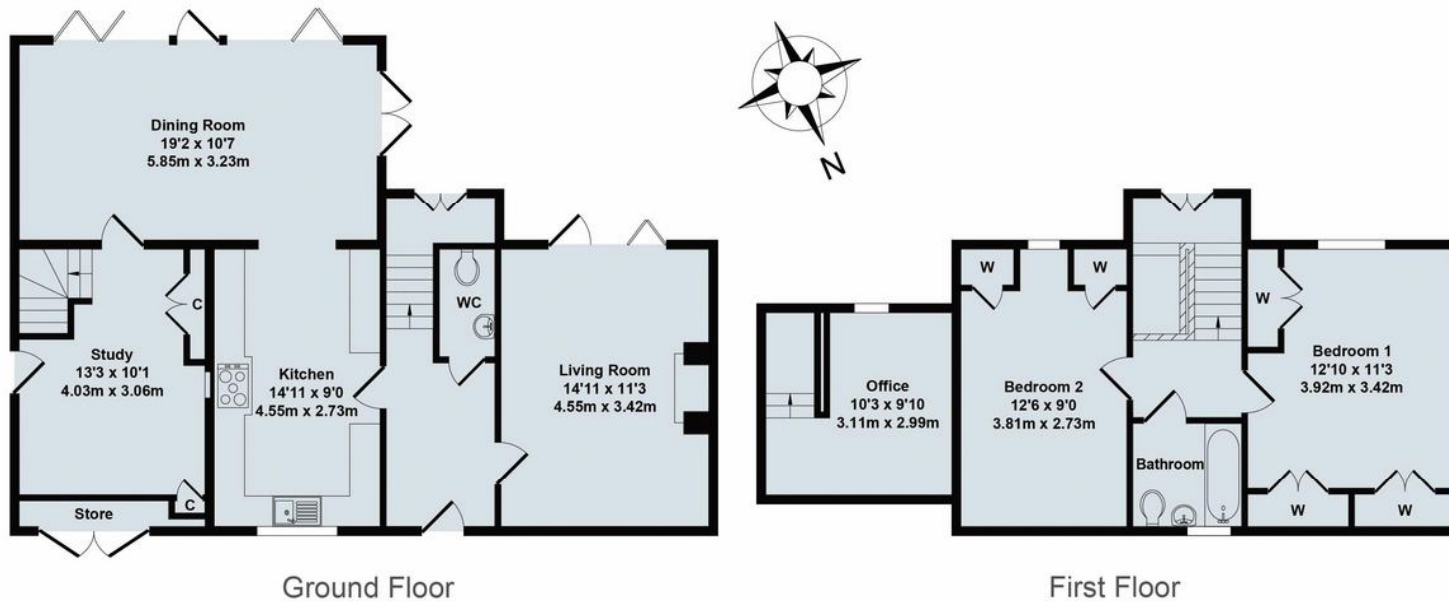
The Location

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 Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.

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.



Total Approx. Floor Area 1307 Sq.Ft. (121.4 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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