

MANOR

144 RUTTEN LANE
KIDLINGTON | OX5 1LS



A versatile family home with integral self-contained annex and 110ft garden in the popular village location of Yarnton.

This well-presented property delivers flexible living across thoughtfully designed spaces. The open-plan kitchen/family/dining room creates a natural hub for daily life, while the separate sitting room with offers a cosy space with character.

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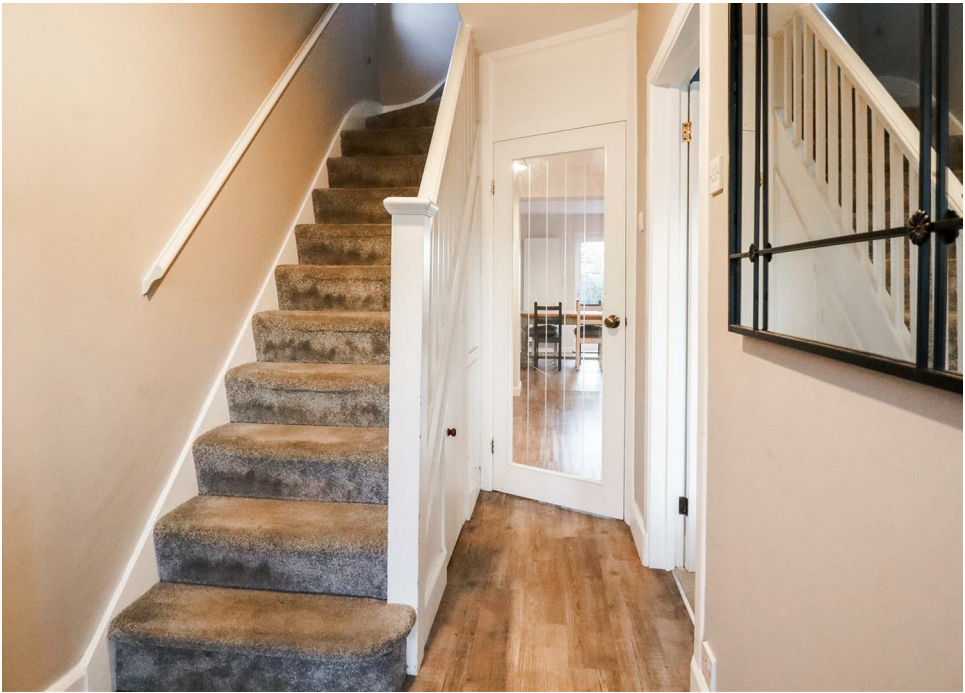


Three bedrooms and a family bathroom provide comfortable accommodation, but the standout feature is the self-contained annex complete with shower room and utility/bedroom space. Perfect for guests, teenagers, home working, or rental income.

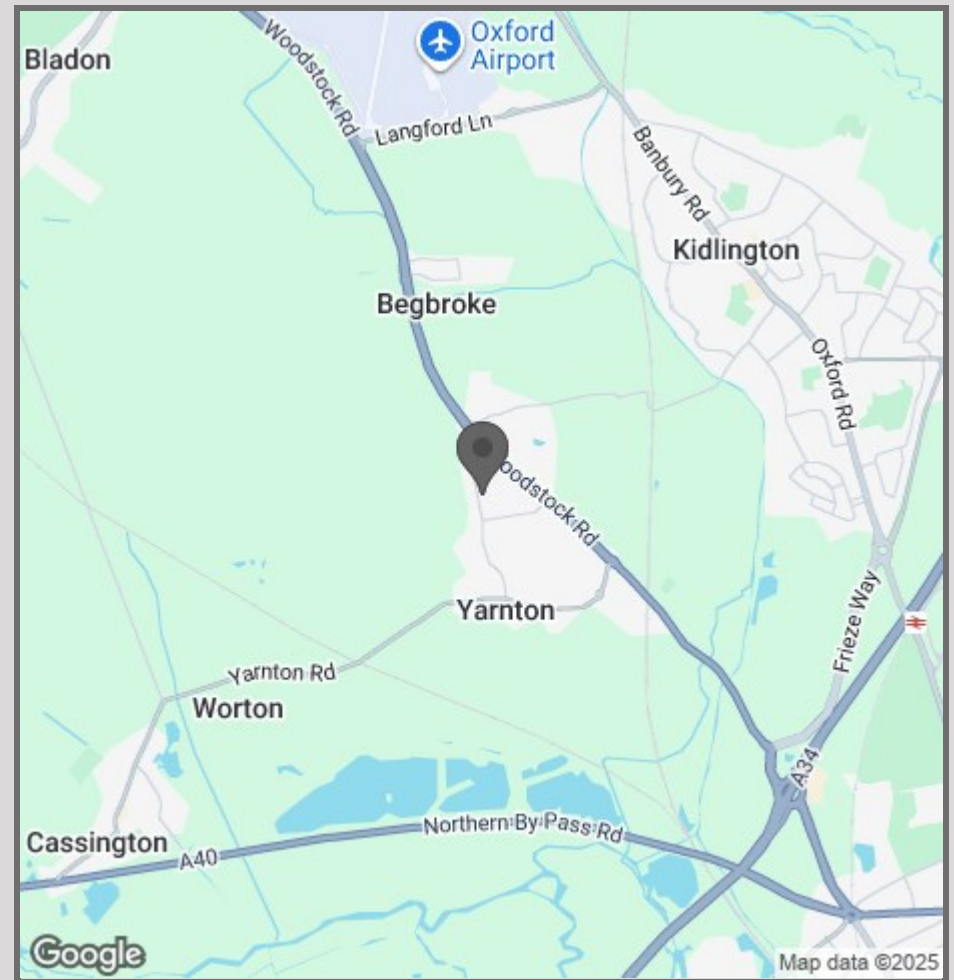
The 110ft rear garden provides ample outdoor space, complemented by off-street parking.

Well maintained throughout and situated in a thriving village with excellent amenities nearby.





- Four Bedrooms
- Private Garden
- Off-Street Parking
- Open-Plan Living
- Self-Contained Annex
- Schools Nearby
- Great Transport Links
- Local Village Pub



42 High Street
Woodstock
OX20 1TG

01865 955500

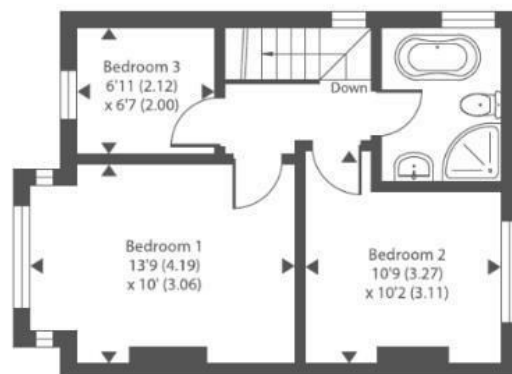
hello@manoroxford.com

www.manoroxford.com

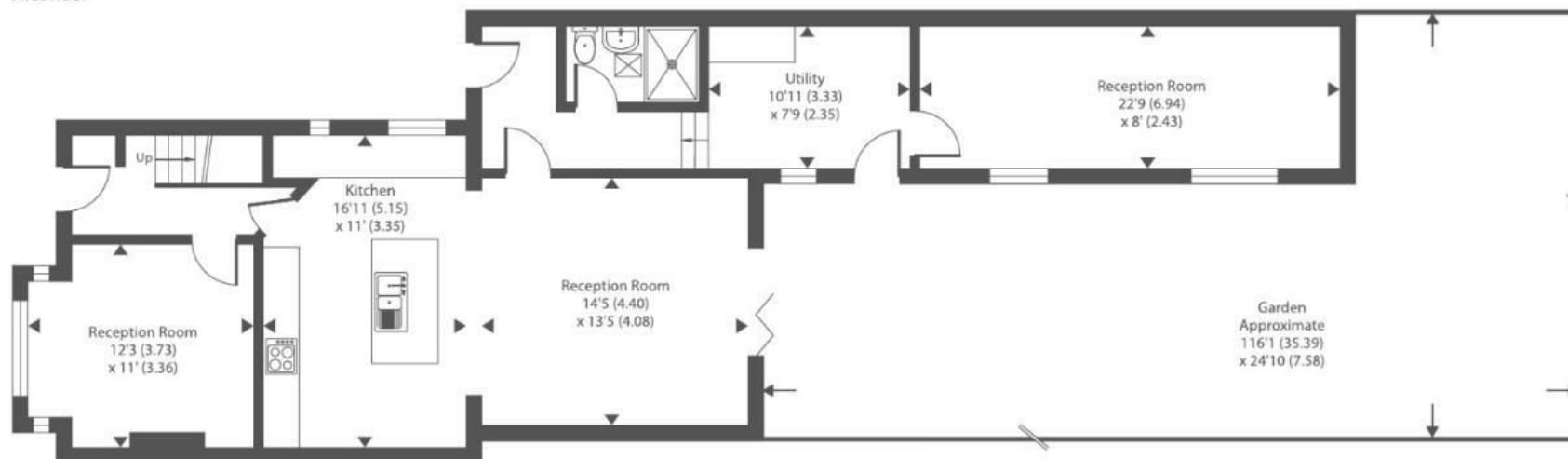
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Approximate Area = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



First floor



Ground floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Chancellors Estate Agents. REF: 1344928

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