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THE PROPERTY CONSULTANCY



12 Pixey Close, Oxfordshire, OX5 1FY

Guide Price £595,000



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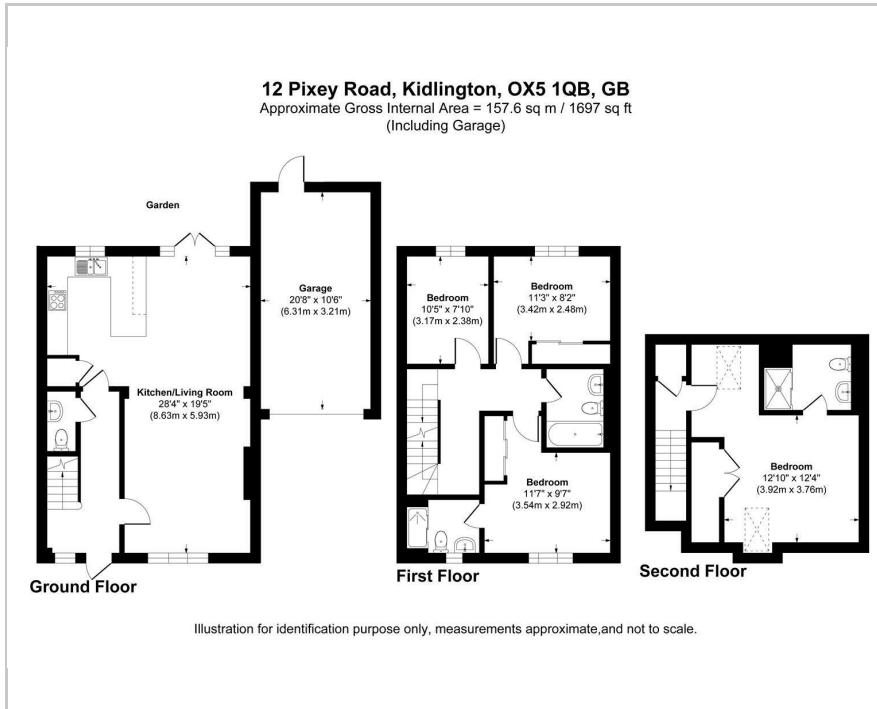


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Floor Plan



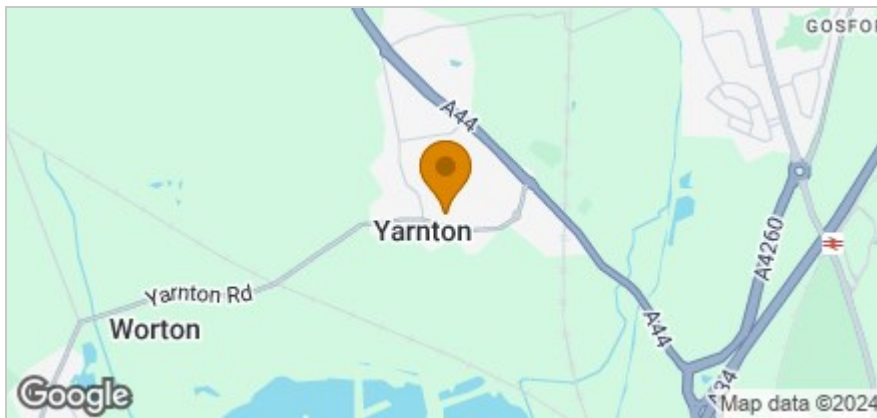
A refurbished village house of good scale in the strategically located village of Yarnton just north of Oxford. Perfect location for access to Oxford independent schools.

Accommodation

- Recently refurbished Modern Village House of Style
- Light, Bright Accommodation
- 28ft Kitchen/Living Room space
- Quality Fitted Kitchen
- 4 Bedrooms inc Master Suite and a Guest Suite
- 3 Bath/ Shower rooms
- Private landscaped gardens
- Garage and driveway
- Village shop / filling station / Village pubs - restaurants
- Oxford c.4.5 miles / Oxford Parkway Station c.2.9 miles



Area Map



From Oxford take the A44 towards Woodstock. At the first roundabout turn left into Cassington Road and proceed for approx 0.4 Miles where Pixey close will be found on the right hand side.
What3words:///shallower.gloves.frosted

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxfordshire, OX2 7BY

Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - best ranking class			
A	92-100		87
B	81-91	78	
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Not energy efficient - lower ranking class			
England & Wales			
EU Directive 2002/91/EC			