



The Tower House, 7 Yarnton Road, Kidlington, OX5 1AT
Guide Price £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Architect designed, four double bedroom home.

- 27' open plan kitchen/dining,
- 35' master bedroom suite with dressing area, extensive fitted wardrobes and elegant bathroom,
- generous sitting room benefiting from bi-fold doors to patio and small south facing cottage-style garden,
- ground floor utility room and cloak room,
- family bathroom and three further double bedrooms with one ensuite,
- ample driveway parking.
- for information on restrictive covenants please contact the office.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor and in home with EE,O2,Three and Vodafone.

EPC Rating: B

Council Tax Band: F



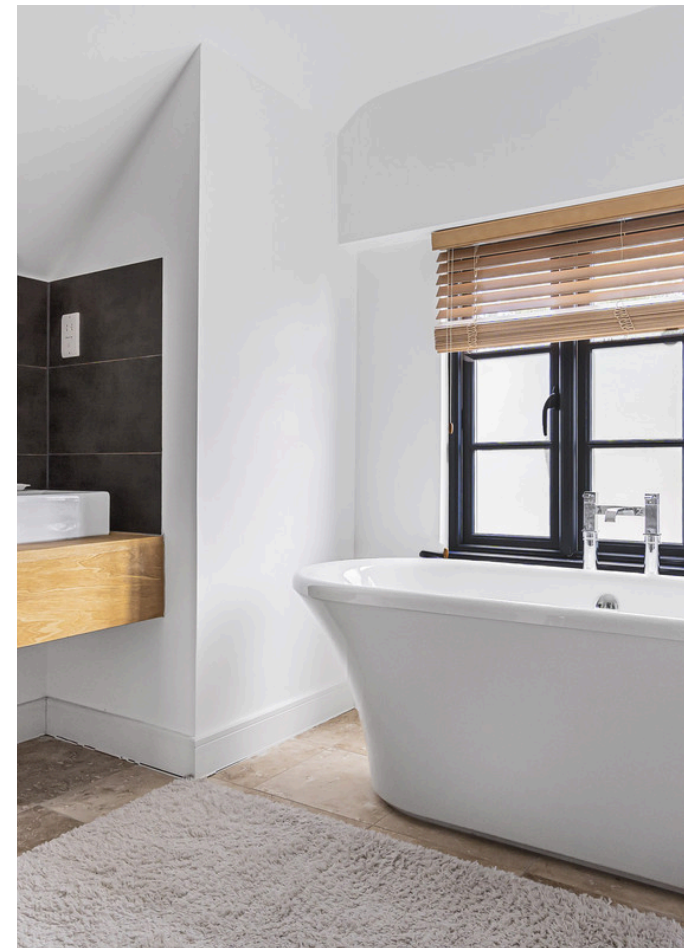


Key Features

- The Tower House comprises a distinctive stairwell tower
- Four double bedrooms
- 27' Open plan kitchen/dining room
- Elegant, south facing sitting room
- 35' master bedroom suite
- Three bathrooms plus ground floor cloak room
- Small, low maintenance garden
- Generous driveway parking

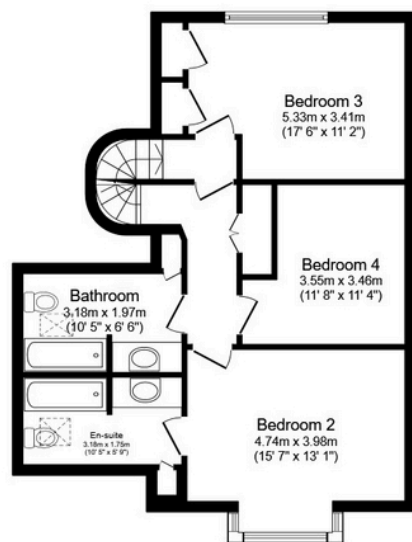
The Location

Kidlington provides 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. Kidlington 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). Surrounding areas provide easy access walks along the Oxford Canal, the scenic River Cherwell and the historic architecture of the city of Oxford.

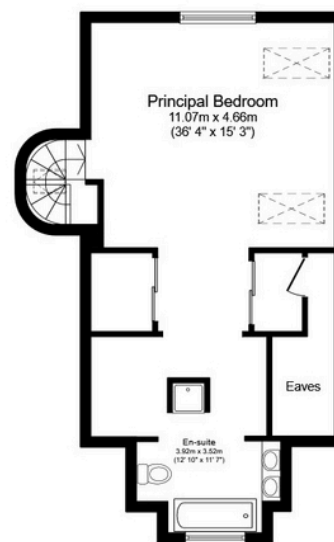




Ground Floor



First Floor



Second Floor

Total floor area: 195 sq.m. (2,099 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

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