



THOMAS
MERRIFIELD
SALES LETTINGS

I Minchery Farm Cottages,
Oxford, OX4 4YY

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Nestled on the corner of a no-through road in Littlemore, this extended 5 bedroom semi-detached family home offers approximately 1,424 sq ft of versatile accommodation.

- Semi-detached house
- Generous kitchen/dining room
- 'Wrap around' single storey extension
- Five bedrooms
- Heating served by air source heat pump
- Potential to reconfigure accommodation
- Family sized rear garden
- Close to nearby business and science parks
- Council Tax Band: C
- EPC Rating: B

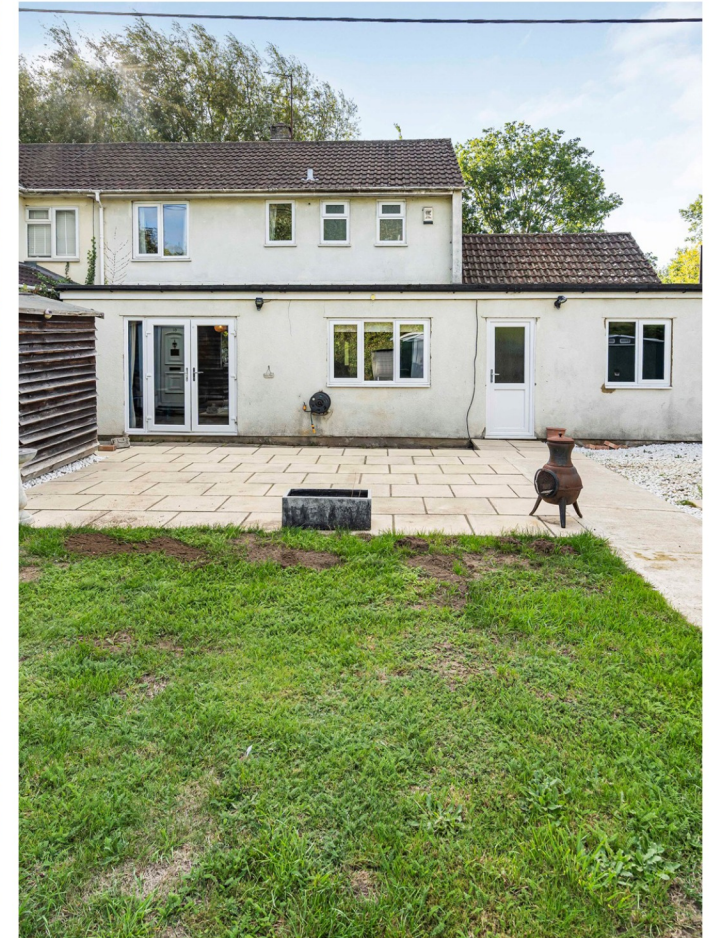
The property does require some modernisation but provides generous living space and a flexible layout. The accommodation has been enlarged by a wraparound single-storey extension and currently comprises an entrance hall, a generous kitchen/dining room and a large living room, which opens into a further dining room with French doors leading onto the rear garden. The additional accommodation created by the side extension is currently arranged to provide two further bedrooms and a bathroom, making it particularly useful for a larger family requiring additional bedroom space. Alternatively, the layout offers the potential to create a more independent living arrangement for an elderly relative, with the existing space lending itself to being configured as a living room, bedroom and bathroom.

Guide Price £435,000 Freehold





Stairs from the entrance hall lead to the first-floor landing, where there are three good-sized bedrooms, together with a shower room and separate WC. To the front of the property is a hardstanding area providing parking for multiple cars. The generous family-sized rear garden features a paved terrace, with a concrete pathway extending to the bottom of the garden, alongside areas of lawn and stone surface. There is also a useful timber outbuilding measuring approximately 23'4" x 7'9", providing additional storage or workspace. Littlemore is situated to the east/southeast of Oxford city centre and offers convenient access to London, the M40 and A34. There is also excellent access to nearby business and science parks, the Kassam Stadium and Cowley centre.



Approximate Gross Internal Area 1424 sq ft - 132 sq m (Excluding Outbuilding)

Ground Floor Area 978 sq ft – 91 sq m

First Floor Area 446 sq ft – 41 sq m

Outbuilding Area 180 sq ft – 17 sq m

