



14 Broad Field Road, Yarnton, OX5 1UL

Guide Price £849,995 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this popular close a 5 bedroom detached home offering spacious and flexible accommodation with double garage and driveway parking being sold with no onward chain.

Accommodation comprises entrance hall, cloak room, kitchen/dining room with doors opening on to the rear garden, utility, living room, study and dining room.

On the first floor there are 5 bedrooms to include master bedroom with ensuite, family bathroom.

To the front the garden is mainly laid to lawn. Driveway parking leading to a double garage.

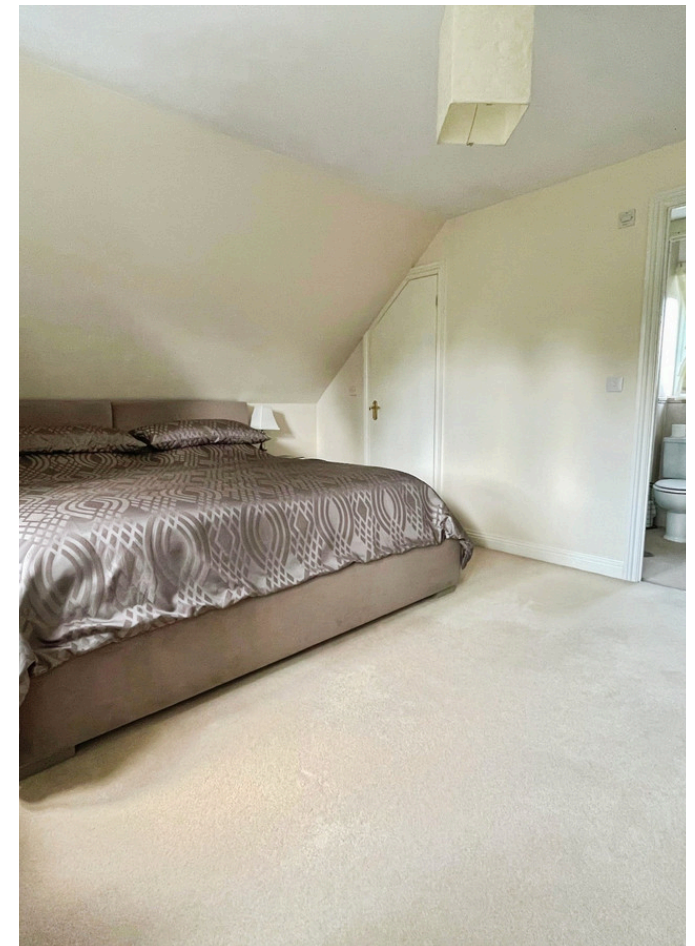
The rear garden enjoys a good sized patio with the remainder laid to lawn with mature hedging and shrubs. Gated side access.

Additional information to note:

- All gas, water, electric and drainage are connected.
- OFCOM checker indicates that standard, super and ultrafast broadband is available at the property.
- According to OFCOM mobile voice reception and data is as follows:
 - EE: Good outdoor and in home.
 - O2: Variable outdoor.
 - Three: Good outdoor. Variable indoor.
 - Vodafone: Good outdoor. Variable indoor.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.



EPC Rating: C Council Tax Band: F



Key Features

- 5 Bed detached
- Living room
- Kitchen/dining room
- Utility
- Study
- Dining room
- Master bedroom with en suite
- Double garage
- Gardens
- No onward chain

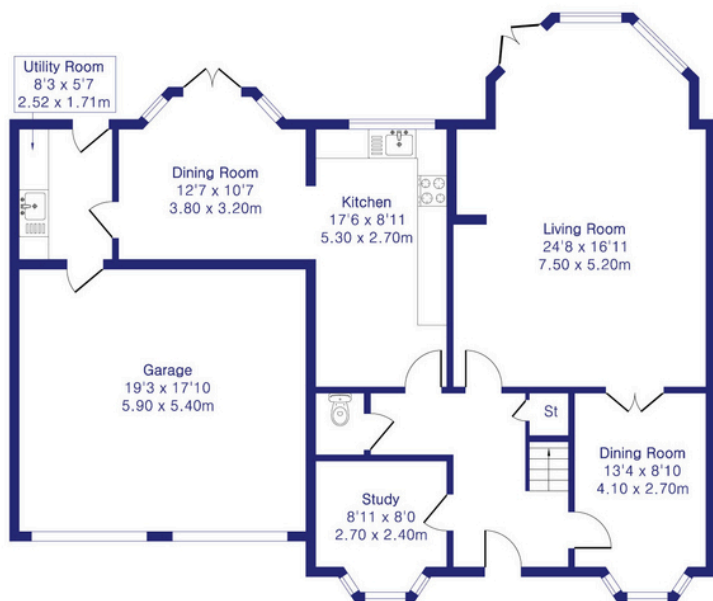
The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

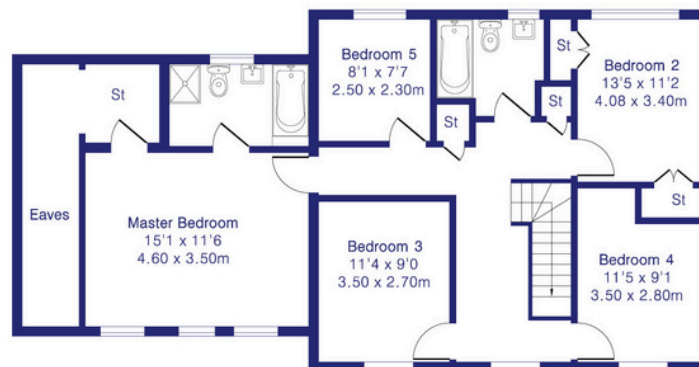
**Approximate Gross Internal Area 2320 sq ft - 216 sq m
(Including Garage)**

Ground Floor Area 1432 sq ft – 133 sq m

First Floor Area 888 sq ft – 83 sq m



Ground Floor



First Floor

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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