



10 Station Road, Bletchingdon, OX5 3DE

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Bletchington a 4/5 bedrooms semi detached home offering spacious and flexible accommodation.

Enjoying a corner plot location the property provides the following accommodation.

On the ground floor, entrance hall, cloak room, utility, kitchen/breakfast room, living room with French doors opening on to the garden, family room and study/bedroom 5.

On the first floor there are 4 bedrooms including the master with en suite and a family bathroom.

To the front of the property there is ample driveway parking for a number of vehicles, EV charging point, with remainder laid to lawn.

Rear garden which enjoys a southerly orientation, mainly laid to lawn with a generous patio area, mature shrubs/bushes and veg plot.

Additional information to note:

- Mains gas, electric and water are connected.
- OFCOM checker confirms either standard to ultrafast broadband is available.
- OFCOM checker indicates good outdoor with EE, Three, EE and Vodafone.
- 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.
- Vendor has installed ultrafast broadband, upto 900mbs is available.

EPC Rating: C Council Tax Band: D



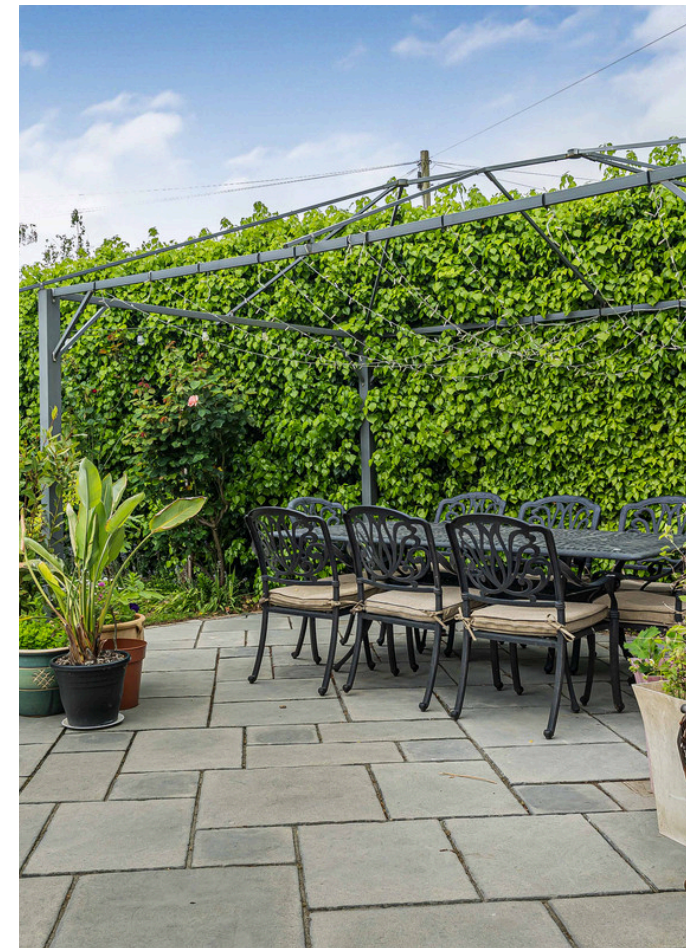


Key Features

- Village location
- Extended semi detached
- 4/5 Bedrooms
- Kitchen/breakfast room
- Family room
- Cloak room
- Living room
- Master bedroom with en suite
- Gardens and driveway parking
- Wood burner and EV Charger

The Location

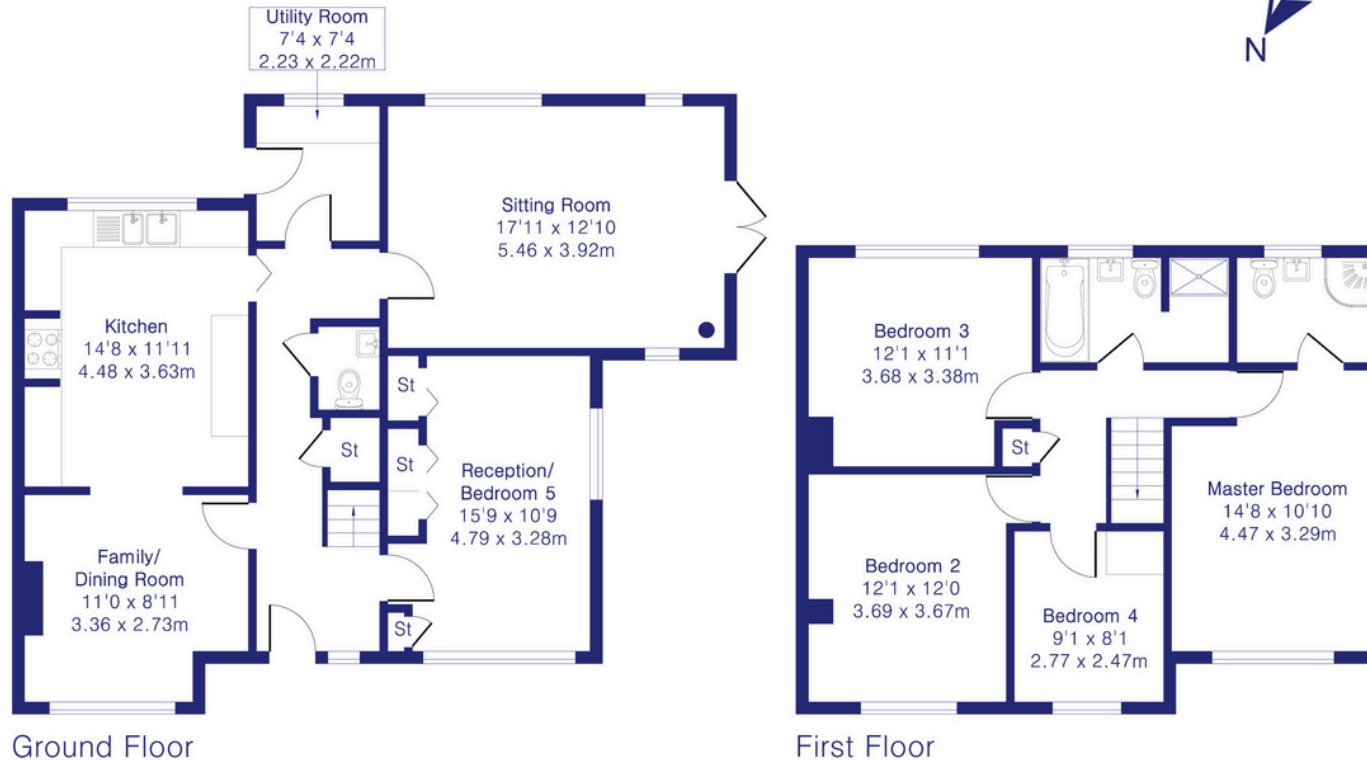
Bletchington is a charming and sought after village situated just 9 miles to the North of the centre of the University City of Oxford. Within Bletchington is a New Village Hall, Parish Church and New Primary School, sports field, Sports/social club fielding both football and cricket teams. The nearby villages of Weston on the Green and Kirtlington provide village shops/Post Office facilities. Communications are excellent with Junction 9 of the M40 approximately 4 miles away, as well as access to Oxford via the A34. There is a fast train service from Bicester to London Marylebone in approximately 1 hour and Oxford Park Way Station, Kidlington to London benefits local residents even further. A regular bus service runs to Oxford and Bicester.



Approximate Gross Internal Area 1601 sq ft - 148 sq m

Ground Floor Area 920 sq ft – 85 sq m

First Floor Area 681 sq ft – 63 sq m



Ground Floor

First Floor

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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.

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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.

