



THOMAS
MERRIFIELD
SALES LETTINGS

76 Meadow Close,
Farmoor, Oxford, OX2 9NZ

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A three bedroom semi-detached house presented in very good order throughout and located in this quiet close in Farmoor between the west side of Oxford and Eynsham, being sold with no ongoing chain.

- Semi-detached three bedroom 1970's house
- Spacious living/dining room with electric feature fire
- Modern kitchen with recently fitted units
- Ground floor cloakroom/wc
- Three double bedrooms
- Contemporary shower room and separate cloakroom
- Single garage and two driveway parking spaces
- Rear garden with gated side access, patio and timber shed
- Gas-fired central heating and uPVC double glazing
- EPC Rating: C, Council Tax Band: D

A wonderful family house in this sought-after semi-rural location close to Farmoor Reservoir just west of Oxford and with easy access to Botley, Cumnor and Eynsham. The house was comprehensively refurbished in 2024, including a new fitted kitchen, downstairs cloakroom/wc, shower room and new central heating. The kitchen has stylish matt grey units, integrated dishwasher, electric oven and glass hob and space for a fridge freezer and washing machine. There is a dual-aspect living/dining room, three bedrooms and a contemporary shower room with separate cloakroom. There is also a ground floor cloakroom with space for coats and understairs storage. Gas-fired central heating and uPVC double glazing throughout. Wide rear garden with patio, small lawn and timber shed. There is a single garage with light and power and two driveway parking spaces.

Guide Price £425,000 Freehold





Farmoor is 2.5 miles west of Botley and 4 miles from Oxford city centre. There are primary and secondary schools in Cumnor and Botley and easy access to the A34 and A420 at the Botley interchange. Farmoor has a nursery, church, village hall and garage with a wider range of amenities available in Botley. There are country walks nearby, including around the reservoir which also offers fishing and sailing. Oxford Station is 3.5 miles away with a fast 50 minute service to London Paddington. According to Ofcom, Superfast and Ultrafast broadband is available and mobile services are variable indoors and outdoors depending on the provider. Artex ceilings are present and may contain low levels of asbestos - further information is available on request.



**Approximate Gross Internal Area 876 sq ft - 81 sq m
(Excluding Garage)**

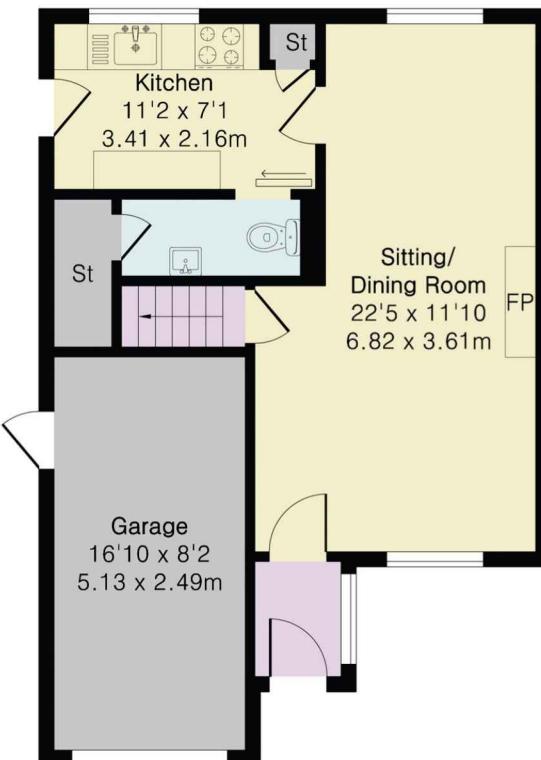
Ground Floor Area 410 sq ft - 38 sq m

First Floor Area 466 sq ft - 43 sq m

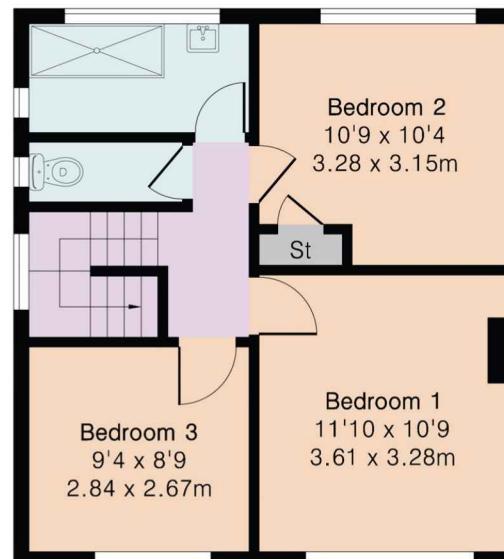
Garage Area 137 sq ft - 13 sq m



Garden
34'5 x 26'3
10.48 x 7.99m



Ground Floor



First Floor

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