



22 The Paddocks, Yarnton, OX5 1TF

Guide Price £665,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This four bedroom home has very recently been extended and improved by the current owners to offer spacious and flexible accommodation.

On the ground floor the accommodation comprises entrance hall, refitted shower room, sitting room, utility, open plan kitchen/dining/living space with bi fold doors opening on to the rear garden.

On the first floor there are four bedrooms and a family bathroom.

To the front of the property the garden is mainly laid to lawn and driveway parking.

The rear garden enjoys a good sized patio area with the remaining garden laid to lawn with mature shrubs and trees. The rear garden also benefits from an outbuilding which is currently used as a gym.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor and in with EE & Three, variable outdoor with O2 and good outdoor with Vodafone.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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: E



Key Features

- Detached
- Extended
- Four bedrooms
- open plan kitchen/dining/living space
- Sitting room
- Shower room
- Bathroom
- Gardens
- Driveway parking
- Outbuilding

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 St Bartholomew in Eynsham 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.

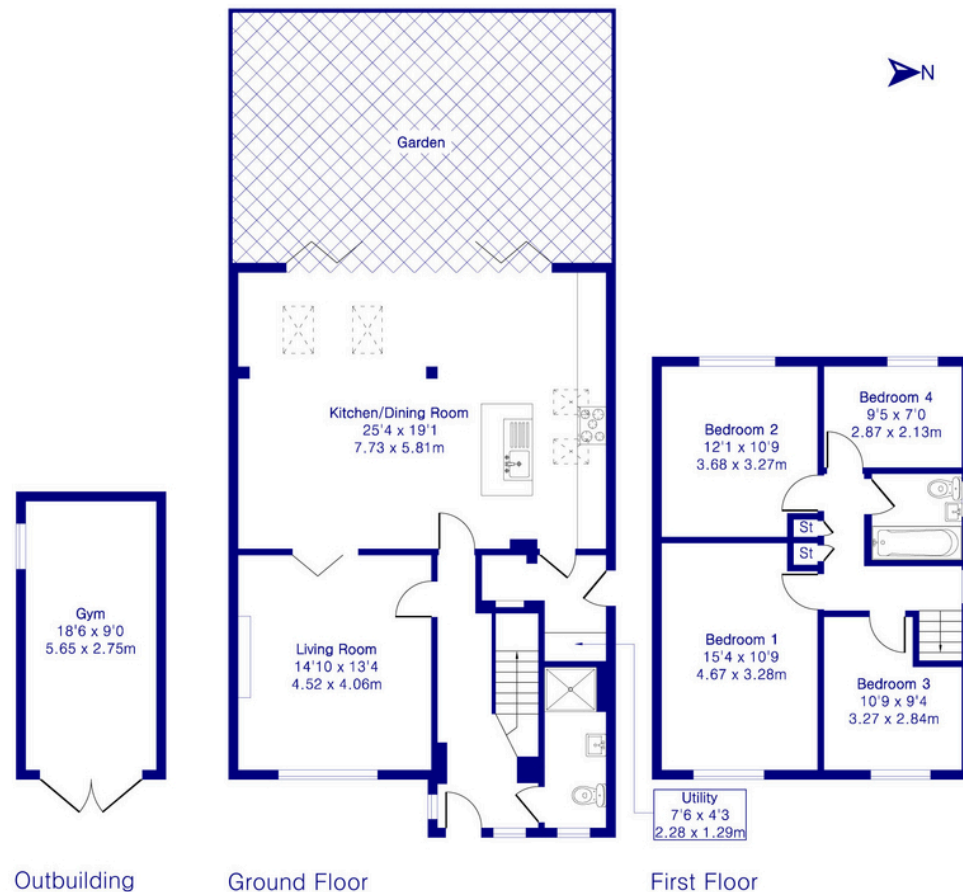


**Approximate Gross Internal Area 1493 sq ft - 139 sq m
(Excluding Outbuilding)**

Ground Floor Area 917 sq ft – 85 sq m

First Floor Area 576 sq ft – 54 sq m

Outbuilding Area 167 sq ft – 16 sq m



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