



59 Cherry Close, Kidlington, OX5 1HJ

Guide Price £650,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A wonderful opportunity to purchase a 4 bedroom detached home on a good sized plot backing on to the canal with mooring rights. The property offers flexible accommodation with potential to extend (stp)

Accommodation comprises: entrance hall, living room cloak room, kitchen, 2 conservatory's.

On the first floor there are 4 bedrooms with master benefiting from an ensuite.

Garage with driveway parking to front.

Wonderful South/Westerly facing rear garden enjoying views over the canal.

The property also benefits from mooring rights.

Material information to note:

- Mains gas, electric, water and drainage connected
- According to the OFCOM checker standard to ultrafast broadband is available at this property.
- According to the OFCOM checker there is good outdoor coverage with EE & Three, good outdoor and variable in home with Vodafone and O2.
- 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 and further information regarding rear garden please contact the office.

EPC Rating: F

Council Tax Band: D



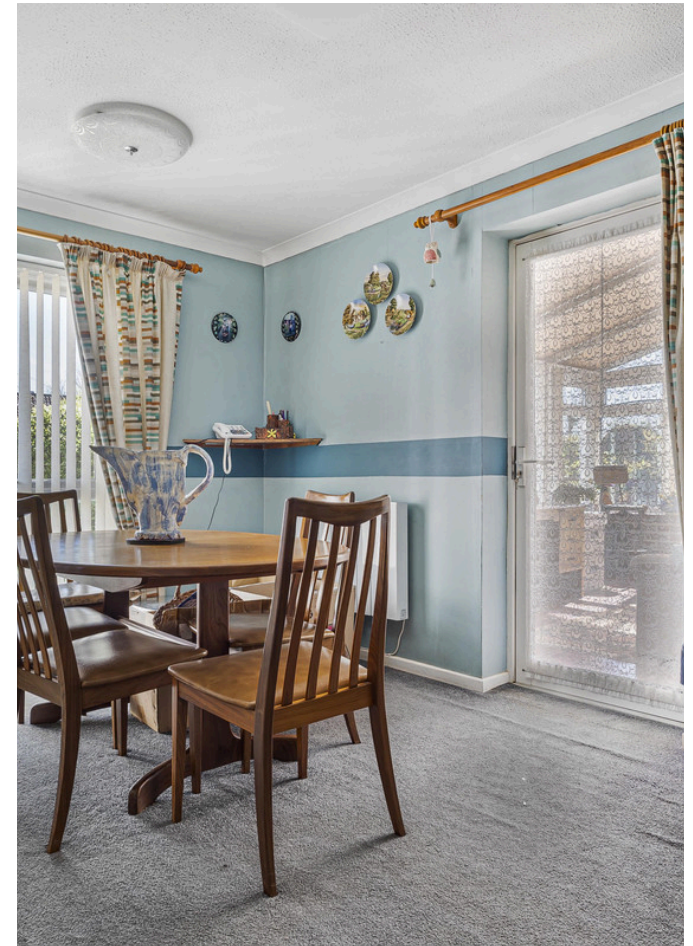


Key Features

- Detached
- 4 Bedrooms
- Kitchen
- Dining room
- Living room
- Conservatory
- Good sized garden backing on to the canal
- Garage with driveway parking

The Location

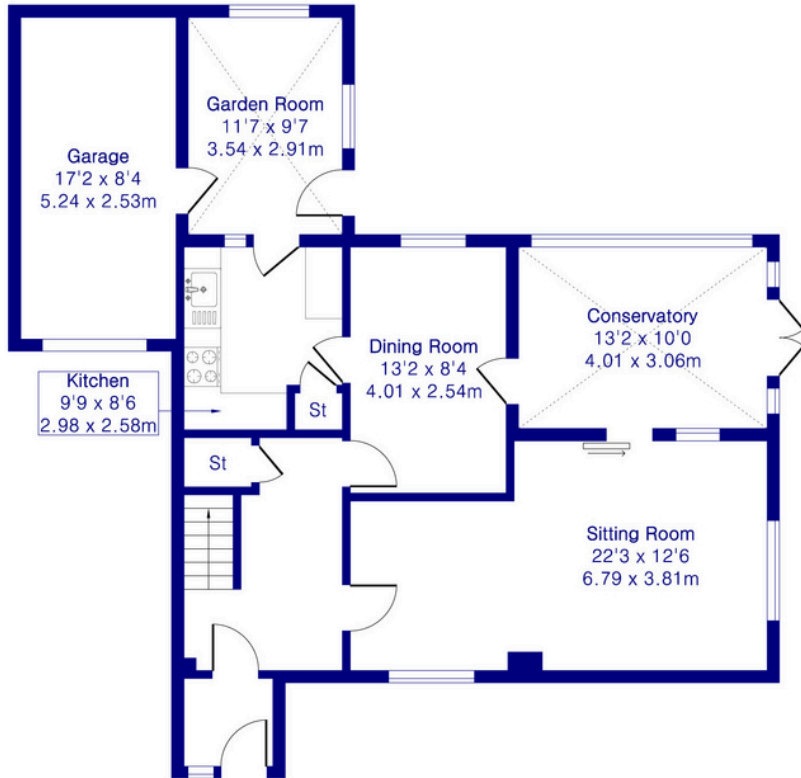
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.



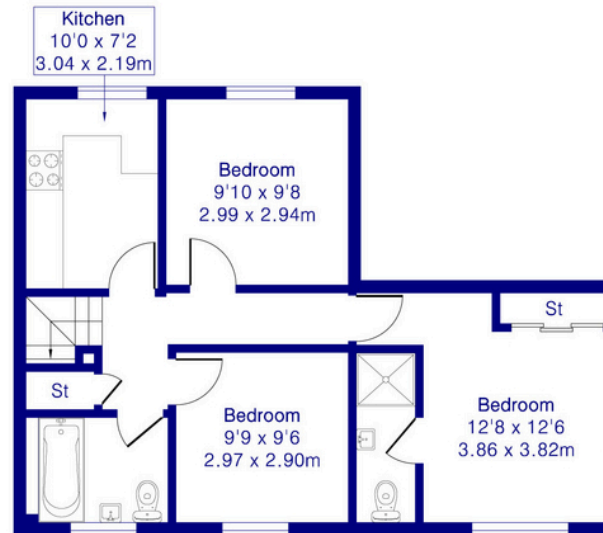
Approximate Gross Internal Area 1545 sq ft - 143 sq m (Including Garage)

Ground Floor Area 984 sq ft – 91 sq m

First Floor Area 561 sq ft – 52 sq m



Ground Floor



First Floor



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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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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