



2 Pound Close, Yarnton, OX5 1QG

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A detached 4/5 bedroom detached home offering spacious and flexible accommodation with gardens and double garage.

On the ground floor the accommodation comprises entrance hall, cloak room, living room, conservatory, dining room, kitchen, study/bedroom 5 with ensuite.

On the first floor there are 4 bedrooms, master with ensuite bathroom and family bathroom.

Mature gardens to front with driveway parking leading to a double garage with power and light.

Rear garden enjoys patio area with mature borders and shrubs, gated side access.

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 outdoors and in home with EE, variable outdoor with O2 and Vodafone and good outdoor with Three.
- 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.

EPC Rating: C

Council Tax Band: F





Key Features

- Village location
- Living room
- Conservatory
- Dining room
- Kitchen
- Study/bedroom 5
- 4 Bedrooms
- Master with ensuite
- Bathroom
- Double garage

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.

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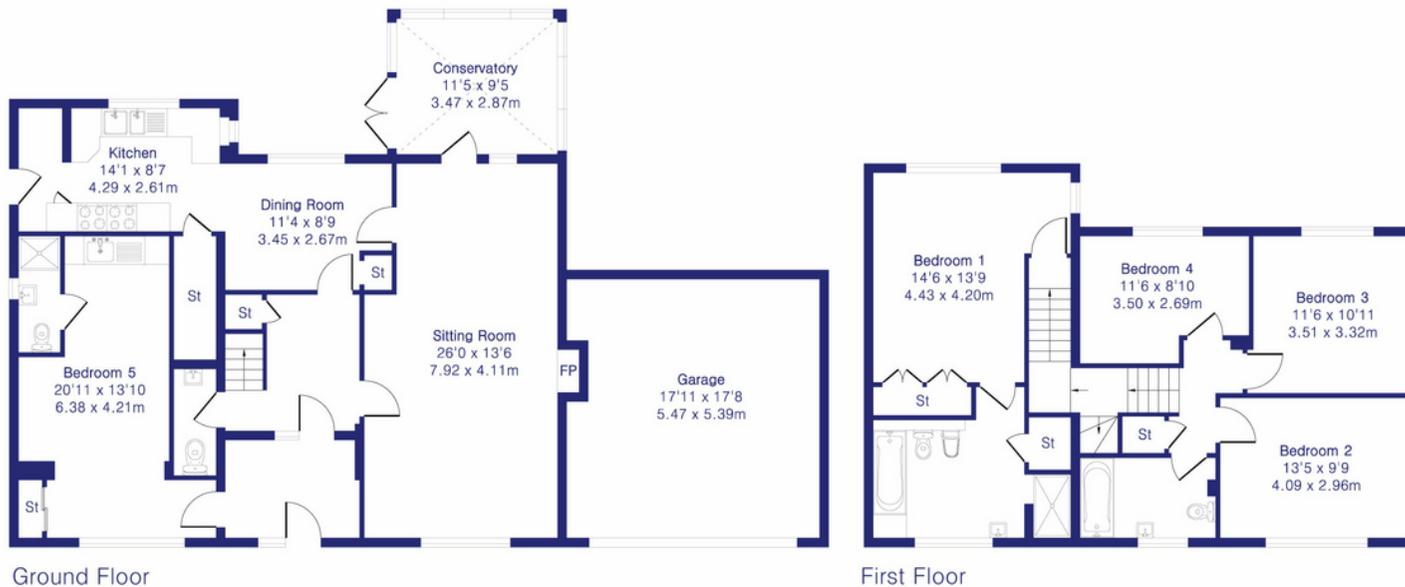
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Approximate Gross Internal Area 1996 sq ft - 186 sq m (Excluding Garage)

Ground Floor Area 1146 sq ft – 107 sq m

First Floor Area 850 sq ft – 79 sq m

Garage Area 317 sq ft – 29 sq m



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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