



7 Quarry End, Begbroke, OX5 1SF
Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom semi detached bungalow situated within a small cul de sac being sold with no onward chain.

Accommodation comprises entrance hall, living room with doors opening on to the rear garden, kitchen/dining, three bedrooms and a shower room.

Garden to front mainly laid to lawn. Rear garden enjoys a good sized decking area with remainder laid to lawn with gated side access.

Driveway parking leading to garage.

No chain.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to super fast broadband is available at the property.
- OFCOM checker indicates mobile reception is good outdoor with EE and Three, and variable outdoor only with O2, good outdoor and variable in home with Vodafone.
- In the field at the end of Quarry End there is an outline application under planning number 23/02098/OUT for a large residential and supporting social infrastructure. Highway work including new vehicular, cyclist and pedestrian roads and paths (July 2025).
- For information on restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: D



Key Features

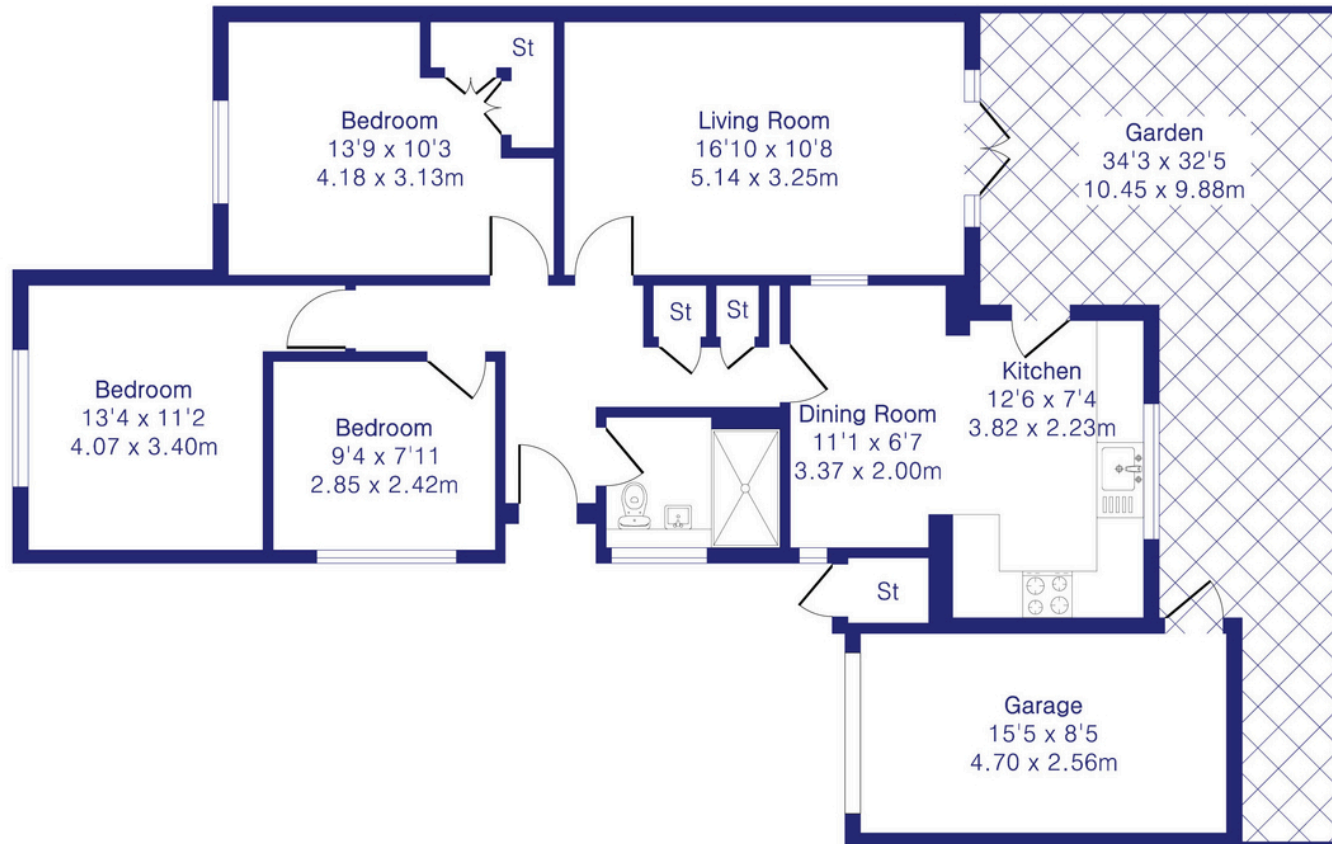
- Village location
- Bungalow
- Three bedrooms
- Living room
- Kitchen/dining
- Shower room
- Gardens
- Garage with driveway parking
- Semi detached
- No chain

The Location

Begbroke lies c.6 miles North of Oxford straddling the A44. The Village has a village hall with sports and social club, public house with a more comprehensive range of shopping and recreational amenities available in nearby Woodstock and Kidlington. There is a regular bus service to Oxford, Woodstock and a mini bus service operates to Kidlington. The M40 (j.9) is within 10 miles, giving access to London and The Midlands. Access to railways are at Oxford (4 miles) and Bicester (10 miles) – London 60 mins approx. and the new Oxford Parkway Railway Station now open at Water Eaton, Kidlington will benefit local residents even further travelling to London.

Approximate Gross Internal Area 879 sq ft - 82 sq m (Excluding Garage)

Garage Area 132 sq ft – 12 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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