

Home Close, Kidlington, OX5 2EA

£795,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A beautifully presented 1960's executive, detached family house having been extended to provide an excellent modern day living space. The house has been sympathetically improved and is presented in excellent decor throughout.

The accommodation comprises: Entrance porch, entrance hall, cloakroom, generous sitting/dining room with doors leading to office, modern well equipped kitchen which opens up into a family room with patio doors leading to the garden. A small utility area has doors leading to the garage and side pathway. Upstairs there is a generous landing, master bedroom with walk-in wardrobe and modern shower room, 4 further double bedrooms and modern family shower room. Outside there is a delightful landscaped garden with patio area, lawned area and a good selection of shrubs and plants with additional patio area to the rear of the garden. To the front there is a further lawn area with hedging to the front boundary with block paviour driveway parking leading to a single integral garage.

Additional information to note:
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor and in-home voice and data with all networks.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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: F







Key Features

- Extended Detached House
- 5 Bedrooms
- En-Suite and Family Bathroom
- Large Living Space
- Balcony to the Front
- Excellent Fitted Kitchen
- Modern Shower Rooms
- Cul-De-Sac Location
- Well Presented
- Viewing Recommended







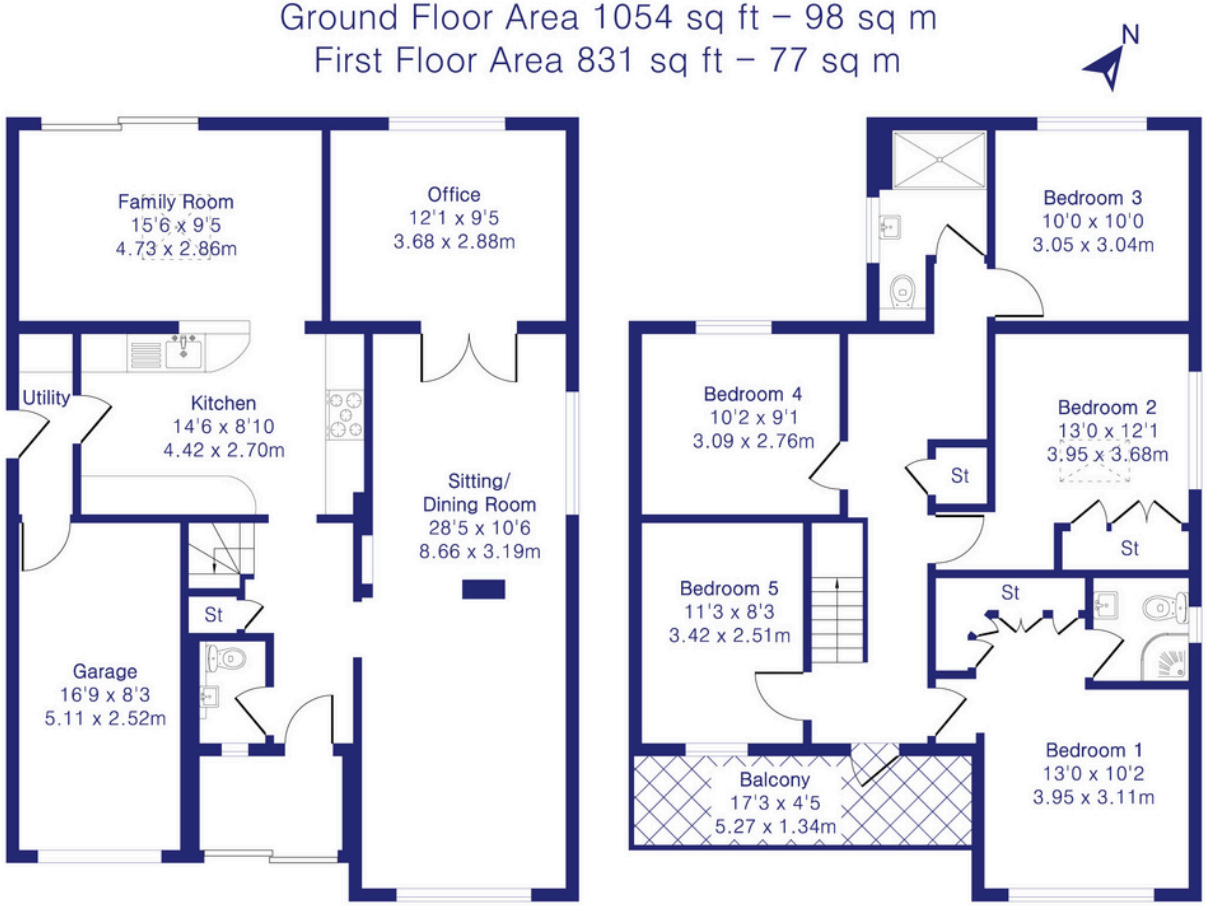
The Location

Kidlington is a town 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 1885 sq ft - 175 sq m (Including Garage)

Ground Floor Area 1054 sq ft – 98 sq m

First Floor Area 831 sq ft – 77 sq m



PINKPLAN

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.

THOMAS MERRIFIELD
SALES LETTINGS

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Kidlington Office
1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880
E kidlington@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS