

**MANOR**

10 WILLOW WAY  
KIDLINGTON | OX5 1SD



This immaculately presented and extended family home offers versatile accommodation perfectly suited to modern family living.

The ground floor features a welcoming sitting room that flows into a stylish open-plan kitchen/dining extension, French doors open directly onto the private rear garden, Further benefits include a practical utility/boot room, a cloakroom, and a flexible fourth bedroom which could alternatively be used as a snug or home office.

To the first floor are three well-proportioned bedrooms, all served by a contemporary family bathroom.

Externally, the property offers driveway parking, EV charging point, and gated side access. The rear garden features a patio and lawn areas.

Situated in the sought-after village of Begbroke, the property falls within the catchment area for the highly regarded Marlborough Secondary School and the Outstanding Ofsted-rated Woodstock Primary School.

For the London commuters Long Hanborough Train Station to Paddington and Oxford Parkway to Marylebone are a short drive away.

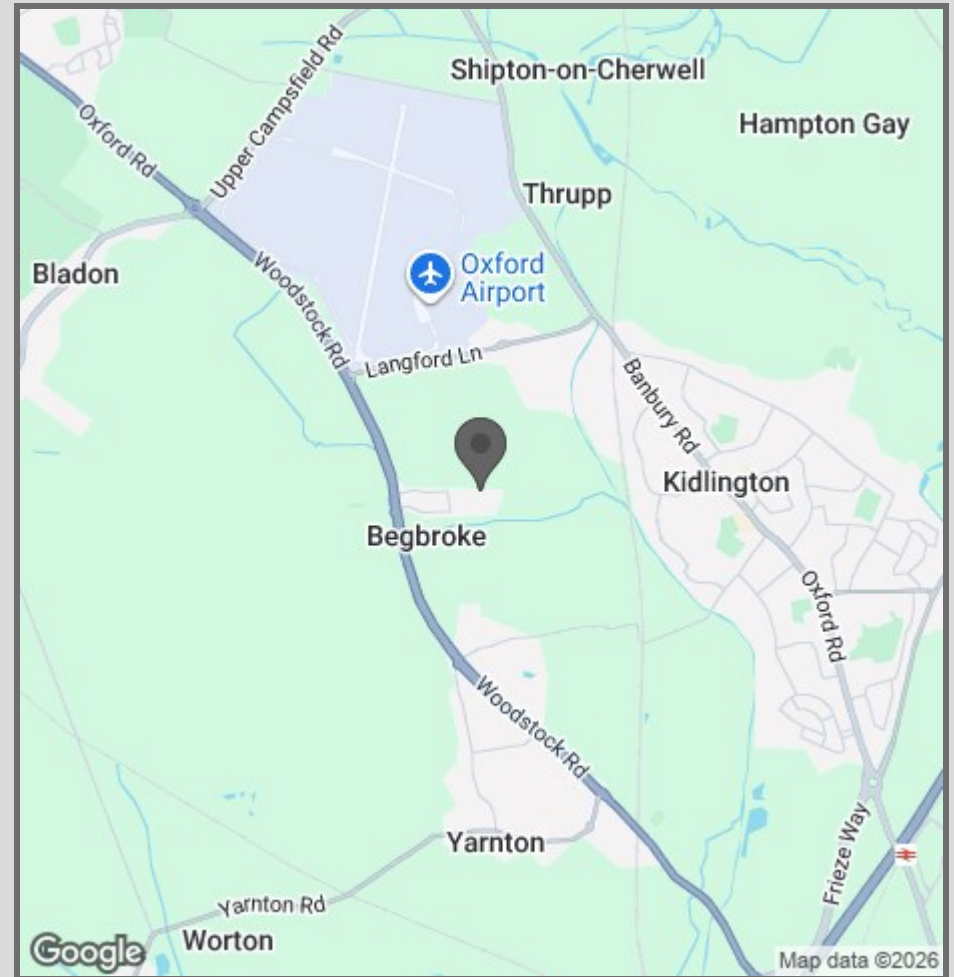








- Semi detached home
- 3/4 bedrooms; flexible accommodation
- Village location with good links into Oxford City
- Utility/boot room with side access
- Large extension with open plan kitchen/dining/living room
- AEG appliances
- Private Garden
- Driveway for two cars
- Electric car charger



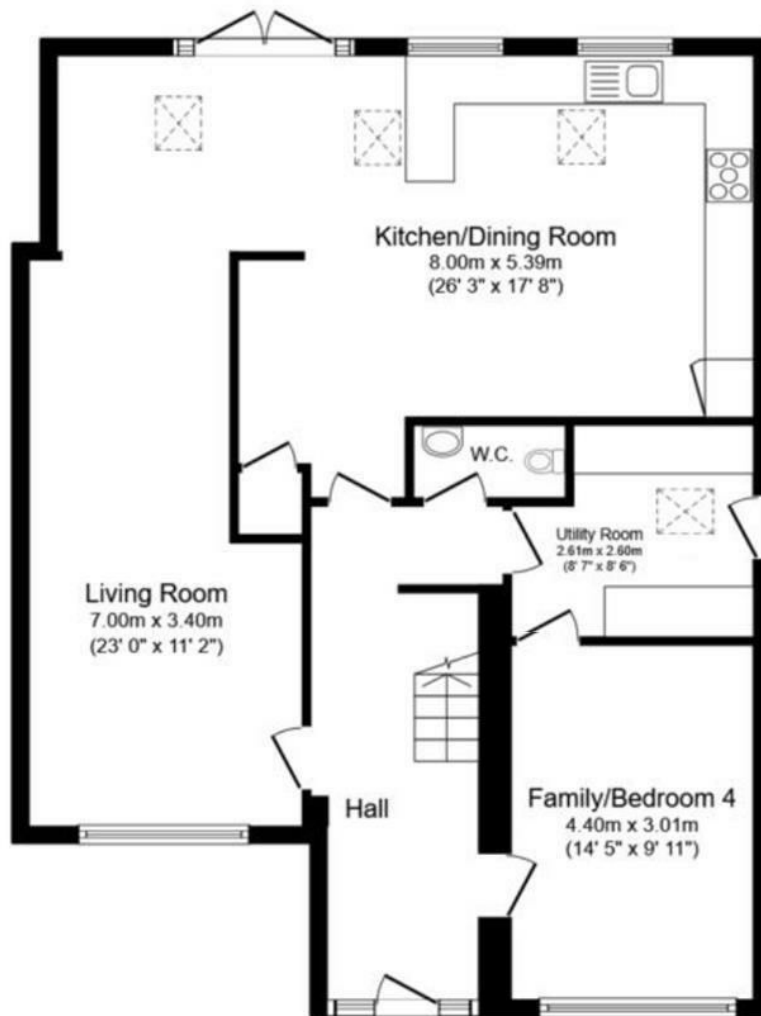
42 High Street  
Woodstock  
OX20 1TG

01865 955500

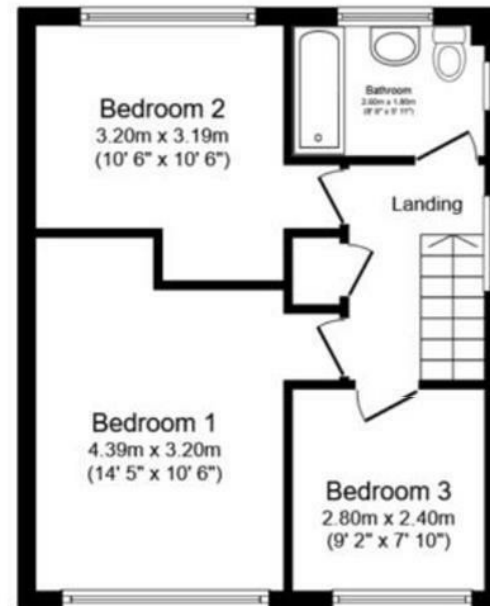
hello@manoroxford.com

www.manoroxford.com

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**Ground Floor**  
 Floor area 96.1 sq.m. (1,034 sq.ft.)



**First Floor**  
 Floor area 39.1 sq.m. (421 sq.ft.)

**Total floor area: 135.2 sq.m. (1,455 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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