



58 Begbroke Crescent, Begbroke, OX5 1RW

Offers In Excess Of £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in the village of Begbroke, Oxford, this two bedroom semi-detached bungalow with loft room, is offered for sale with no onward chain, making it ideal for a quick and easy move. Begbroke is a quiet and friendly village, well-known for its picturesque surroundings, offering a great blend of rural charm and convenience, with local amenities, schools, and parks nearby. For families, the property is well-positioned with access to several reputable schools.

The property provides good-sized accommodation, including an entrance hall, living room, kitchen, bathroom, and two bedrooms on the ground floor. The kitchen has recently been newly fitted, and the boiler has been replaced, providing an updated and efficient living space.

On the second floor, there is an loft room complete with a WC for added convenience.

Externally, the property features a fenced front garden and a private rear decked outdoor space. There is also a separate garage, and the driveway provides parking for two cars.

Material Information to note:

- Mains electric, drainage and water connected.
- According to OFCOM checker standard & superfast broadband.
- According to OFCOM checker indoor mobile voice & data limited with EE & Three, none with O2 & Vodafone. Outdoor mobile voice & data likely with Vodafone, EE, O2 & Three.

Council Tax: C

EPC: C



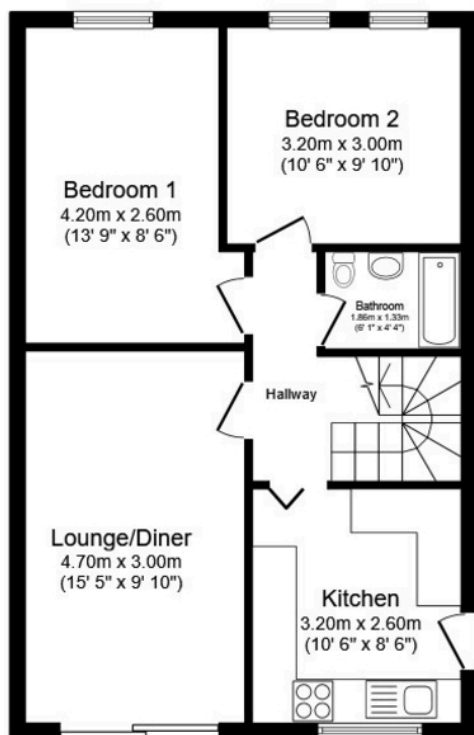


Key Features

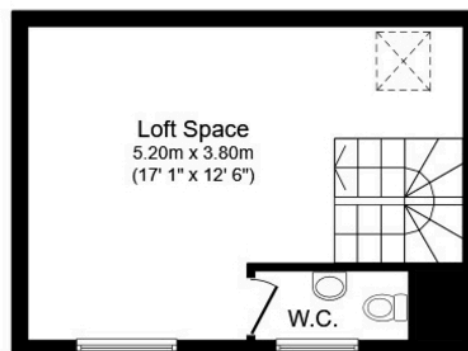
- Village location
- Semi detached
- Two bedrooms
- Kitchen
- Living room
- Bathroom
- Attic space
- Garden
- Garage with driveway parking
- NO CHAIN

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.



Ground Floor
Floor area 56.5 sq.m. (608 sq.ft.)



First Floor
Floor area 25.5 sq.m. (275 sq.ft.)

Total floor area: 82.0 sq.m. (883 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

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