



14 Mount Pleasant, Kidlington, OX5 1GP

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Forming part of this select modern development built in 2022 by Aquinna Homes, this detached town house offering spacious and flexible accommodation over 3 floors.

The property comprises entrance hall, cloakroom, bedroom 4, large kitchen/diner/family room with central island unit, and bifold doors leading to rear garden. On the first floor there is a good sized lounge with bifold doors leading to a balcony with views overlooking the Oxford canal, guest room with jack and jill shower room. Master bedroom with juliet balcony and en-suite shower room, bedroom 3 and family bathroom to the third floor.

Outside there is a good sized and southerly facing rear garden with parking to the front for 1 car plus additional nominated parking space. Viewing is highly recommended.

Additional information to note;

- All mains services are connected.
- Underfloor heating to the ground floor.
- PV solar panels.
- Current 2025 service charge: £729.22
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good mobile coverage outdoor with EE and Three with variable outdoor coverage with O2 and Vodafone. EE has good indoor and there is variable indoor coverage with Three.
- Restrictions on the property. Ask agent for further details.

EPC Rating: B

Council Tax Band: F



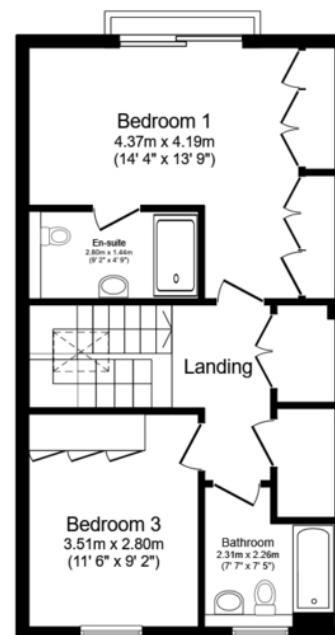
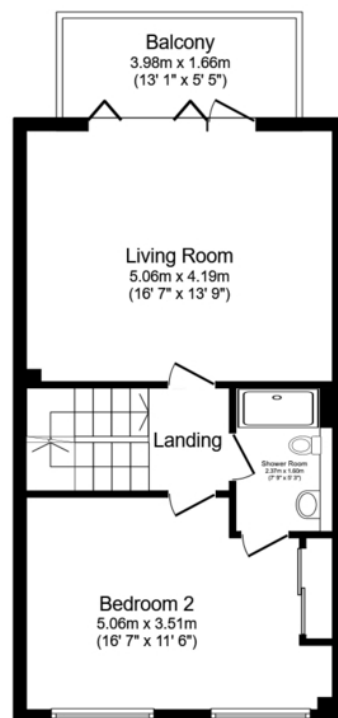
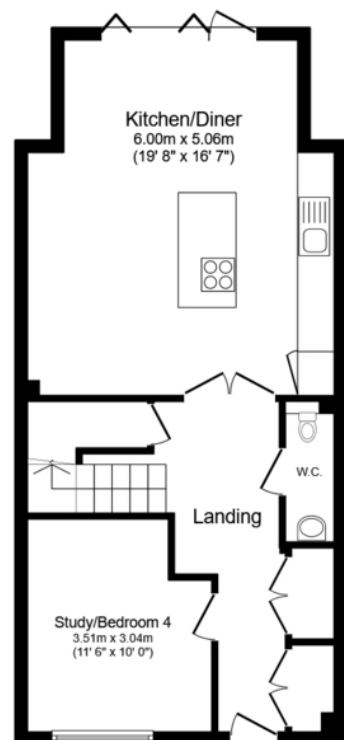
Key Features

- Deattached
- 4 Bedrooms
- Cloak room
- Kitchen / dining room
- Living room
- Master bedroom with en-suite
- Bedroom 2 with ensuite
- Bathroom
- Southerly facing rear garden
- Parking for 2 vehicles

The Location

Kidlington is a large Oxfordshire village 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, Oxford city centre & Woodstock 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.





Total floor area: 152.2 sq.m. (1,638 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

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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

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