



20 Meadow Way, Yarnton, OX5 1TA
£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

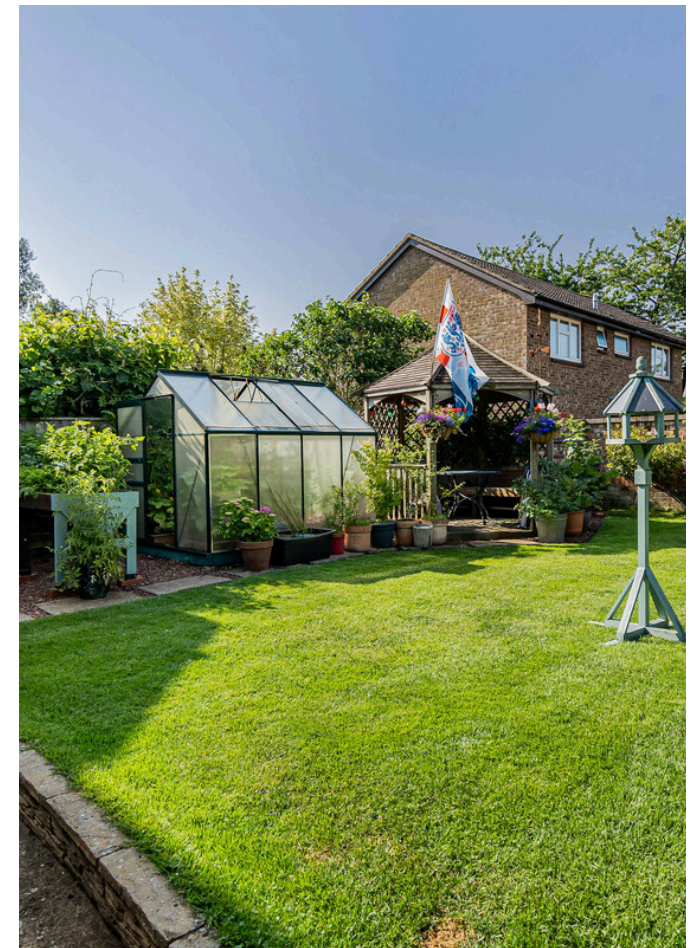
Located in a small drive servicing just 4 houses we are delighted to offer this 4 bedroom linked detached family home enjoying a good size corner plot and presented in good decorative condition. The property offers entrance hall, cloakroom, lounge/diner, conservatory, kitchen, 4 bedrooms and family shower room.

Outside the sunny rear garden benefits from a patio partly covered by a roof, wooden gazebo, greenhouse and enclosed by a brick wall. To the front there is additional driveway parking along with a garage and parking space in front. The property is complimented by gas heating to radiators and double glazing. Viewing is strongly recommended.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property. The vendor has informed us that they are connected to the fibre optic network box by copper, which currently provides 140mb/s via Virgin Media.
- OFCOM checker indicates good mobile voice and data with EE, Three and Vodafone, variable with O2.
- 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.
- GOV.UK website indicates medium chance of surface water flooding.
- For information on restrictive covenants please contact the office.
- The owners have advised us that they will be leaving the large wardrobe unit in Bedroom 1.
- EPC Rating: C Council Tax Band: E





Key Features

- Link Detached House
- 4 Bedrooms
- Corner Plot Garden
- Lounge/Diner
- Conservatory
- Fitted Kitchen
- Gas Heating to Radiators
- Double Glazed
- Garage and Additional Parking
- Viewing Recommended

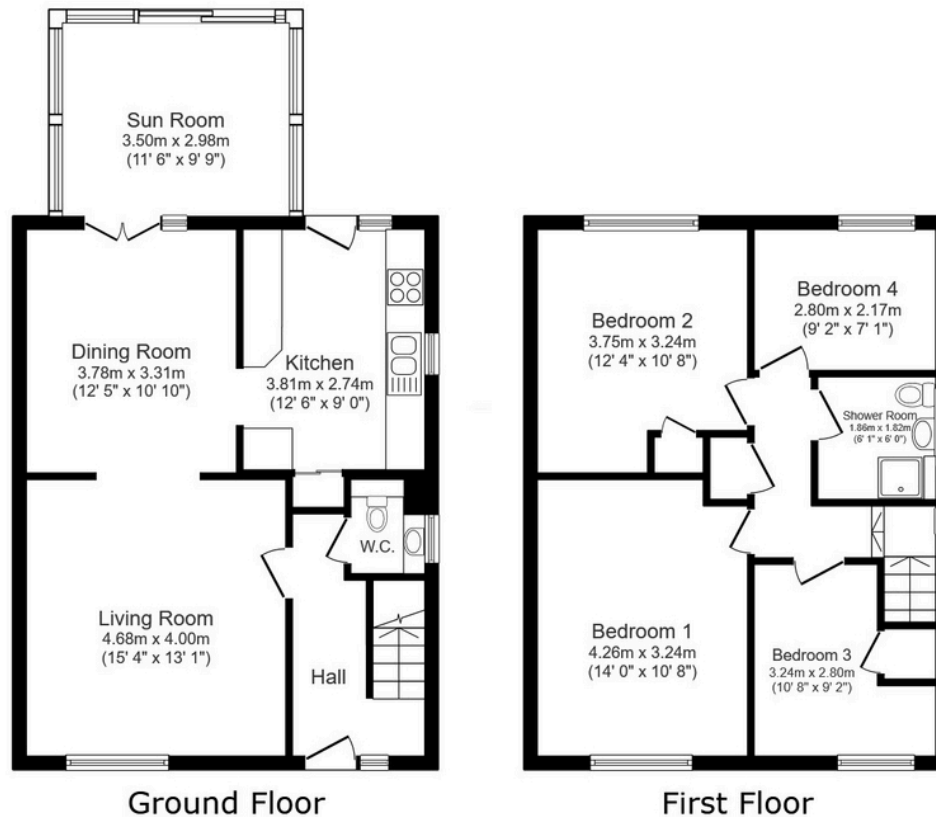
The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

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.



Total floor area: 116.0 sq.m. (1,247 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

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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