



107 Banbury Road, Kidlington, OX5 1AJ

Guide Price £900,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and detached property providing c2160 sqft and offering flexible accommodation with garden and ample driveway parking.

The property is currently configured to offer 8 bedrooms with the remaining accommodation to include, kitchen, living room, sitting room, 2 shower rooms and 2 bathrooms.

Garden to rear with gated side access. Ample driveway parking to front.

The property is situated within easy reach of bust stops and Kidlington centre.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker coverage is good outdoor and in home with EE, good outdoor with Three, Vodafone and O2.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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.



Council Tax Band: E

EPC Rating: D

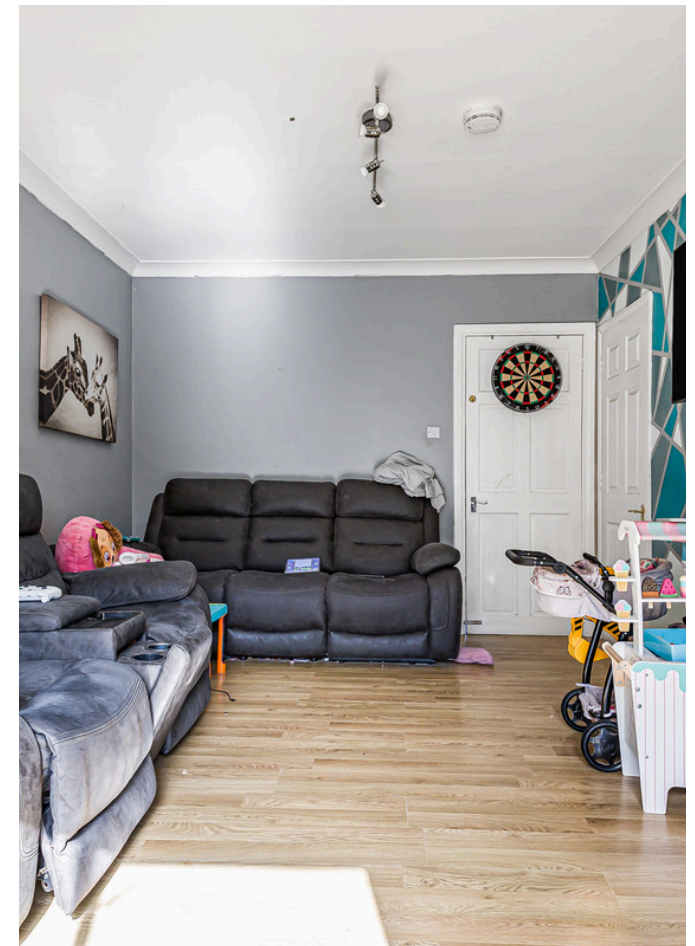


Key Features

- Detached
- Currently configured to offer 8 bedrooms
- Living room
- Sitting room
- Kitchen
- Shower room x 2
- Bathroom x 2
- Garden
- Ample driveway parking

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 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.

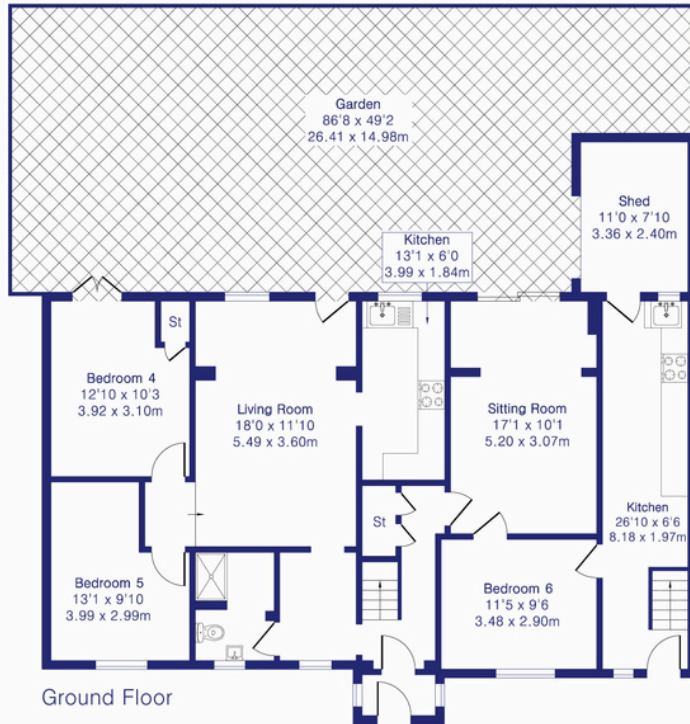


**Approximate Gross Internal Area 2160 sq ft - 201 sq m
(Excluding Outbuilding)**

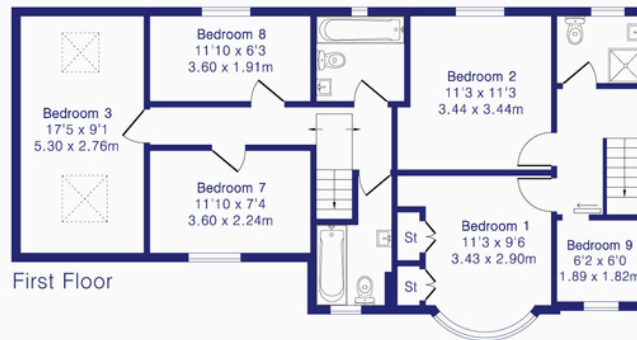
Ground Floor Area 1266 sq ft – 118 sq m

First Floor Area 894 sq ft – 83 sq m

Outbuilding Area 87 sq ft – 8 sq m



Ground Floor



First Floor



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.



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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.

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