



15 Broad Field Road, Yarnton, OX5 1UL

Guide Price £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious detached family home with 5 bedrooms situated on this popular development of detached houses.

The accommodation includes a family room, separate sitting room, kitchen/dining room leading onto the rear garden, utility room, cloakroom, family bathroom, 2 en-suite shower rooms, gas central heating, double glazing, double garage and enclosed rear garden.

Additional information to note:

- All gas, water, electric and drainage are connected.
- OFCOM checker indicates that standard, super and ultrafast broadband is available at the property.
- According to OFCOM mobile voice reception and data is as follows:
 - EE: Good outdoor and in home.
 - O2: Variable outdoor. Indoor not expected.
 - Three: Good outdoor. Limited indoor.
 - Vodafone: Good outdoor. Limited indoor.
- 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.
- The owner has advised us of the following: Cherwell District Council Local Plan 2011-2031 land to rear of garden identified for housing development as part of larger development plan by Merton College (Planning Ref: 23/02098/OUT).
- For information on restrictive covenants please contact the office.



EPC Rating: D

Council Tax Band: F



Key Features

- 5 Bedrooms
- Sitting Room and Living Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- 2 En-Suites
- Family Bathroom
- Double Garage
- Gas Central Heating
- Double Glazing

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.



**Approximate Gross Internal Area 1927 sq ft - 179 sq m
(Excluding Garage)**

Ground Floor Area 965 sq ft – 90 sq m

First Floor Area 962 sq ft – 89 sq m

Garage Area 368 sq ft – 34 sq m



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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