



19 Begbroke Crescent, Begbroke, OX5 1RW

Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented two double bedroom home with open plan living/dining room and en suite. No onward chain.

Accommodation comprises entrance hall, living room opening on to the conservatory providing dining area with doors leading on to the rear garden, kitchen.

On the first floor a spacious main bedroom, second bedroom with en suite and bathroom.

Garden mainly laid to lawn with gated rear access. Driveway parking to front leading to garage.

No onward chain.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard and superfast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor with EE & Three, variable outdoor with Vodafone & 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.
- For information on restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: D





## Key Features

- Village location
- Two double bedrooms
- Living room
- Conservatory
- Kitchen
- Bathroom
- Ensuite
- Gardens
- Garage with driveway parking
- No onward 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.

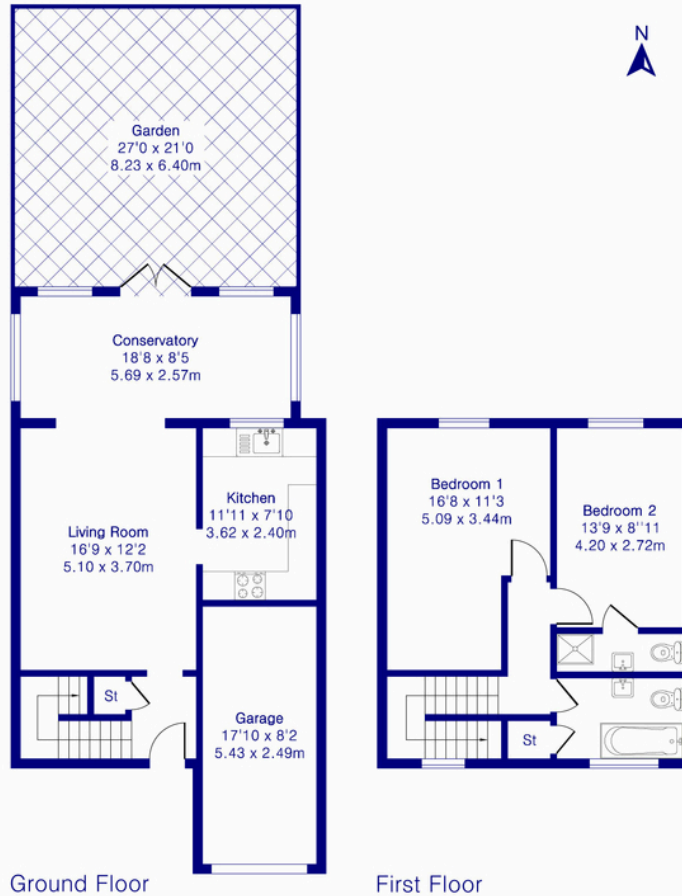


**Approximate Gross Internal Area 1012 sq ft - 94 sq m  
(Excluding Garage)**

Ground Floor Area 545 sq ft – 51 sq m

First Floor Area 467 sq ft – 43 sq m

Garage Area 140 sq ft – 13 sq m



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](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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.

