



THOMAS  
MERRIFIELD  
SALES LETTINGS

23 Yarnells Hill  
Oxford, OX2 9BD

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A spacious detached three bedroom bay fronted house situated in this sought after location on Yarnells Hill with double garage and large garden.

- Entrance hall
- Sitting room with bay window
- Dining room
- Fitted kitchen
- Cloakroom and utility room
- Large family room overlooking the garden
- Three bedrooms
- Family bathroom
- Double garage and large rear garden
- Council Tax Band: F. EPC Rating: C

The well proportioned accommodation thoughtfully extended by the current owners comprises, entrance hall with stairs rising to the first floor with understairs cupboard, sitting room with bay window to the front, dining room, fitted kitchen, cloakroom, utility room and a superb family room at the rear of the property overlooking the rear garden.

On the first floor are three good-sized bedrooms and a bathroom. Outside to the front is an extensive driveway with parking for several cars.

According to Ofcom, Superfast and Ultrafast broadband is available and you are likely to have good mobile voice and data coverage indoors and outdoors with certain providers.

**Guide Price £840,000 Freehold**





Located on the western outskirts of Oxford, approximately two miles from the city centre and with good access to the A34 leading to both the M4 and M40. Communications by rail are excellent, with services from either Oxford, Oxford Parkway or Didcot. For local facilities, nearby Botley has a new thriving shopping centre.

There are educational facilities in the area for all age groups and recreational amenities including a swimming pool and gymnasium at Oxford Brookes. There is golf at Frilford Heath, water sports at Farnoor Reservoir and pleasant walks across the Hurst.



Approximate Gross Internal Area 1950 sq ft - 181 sq m



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