



4 Cassington Road, Yarnton, OX5 1QA

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom semi detached home which has been updated by the current owners.

Accommodation comprises entrance hall, living room, open plan kitchen/dining room with patio doors opening on to the rear garden.

On the first floor there are three bedrooms and a family bathroom.

Garden to front with gated side access. Rear garden mainly laid to lawn with patio area. Gated rear access leading to driveway.

Garage currently used as an office space with store area at the front.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoors and in home with EE, variable outdoor with O2, good outdoor with Three & Vodafone.
- 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.

EPC Rating: C

Council Tax Band: C





Key Features

- Village location
- Semi detached
- Three bedrooms
- Living room
- Kitchen/dining room
- Bathroom
- Front and rear gardens
- Garage
- Driveway parking

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 788 sq ft - 74 sq m (Excluding Outbuilding)

Ground Floor Area 394 sq ft – 37 sq m

First Floor Area 394 sq ft – 37 sq m

Outbuilding Area 147 sq ft – 14 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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