16 The Spears, Yarnton, OX5 1NS

£550,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS

The Property

An attractive stone built detached bungalow being linked by the double garage, having undergone considerable improvements by the current owners to be presented in good decor with updated kitchen, bathroom and en-suite shower room. The property is tucked away at the bottom of a small drive servicing 3 properties, which forms part of this popular and sought after development in the well regarded village of Yarnton.

The accommodation comprises: Good size entrance hall, "L" shaped lounge/diner, conservatory, kitchen, master bedroom with en-suite shower room, 2 further bedrooms and family bathroom.

Outside there is good size garden with potential to extend the property (subject to planning permission). To the front there is a paved area with double garage to the side with an additional space for caravan/boat. Viewing is strongly recommended.

Additional information to note:
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with EE, Three and Vodafone, and variable outdoor with 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: C Council Tax: E

Key Features

- Detached Bungalow
- Linked by Double Garage
- 3 Bedrooms
- En-Suite Shower Room and Family Bathroom
- Updated Kitchen
- Good Size Garden
- Conservatory
- Additional Parking for Caravan/Boat
- No Chain
- Viewing Recommended

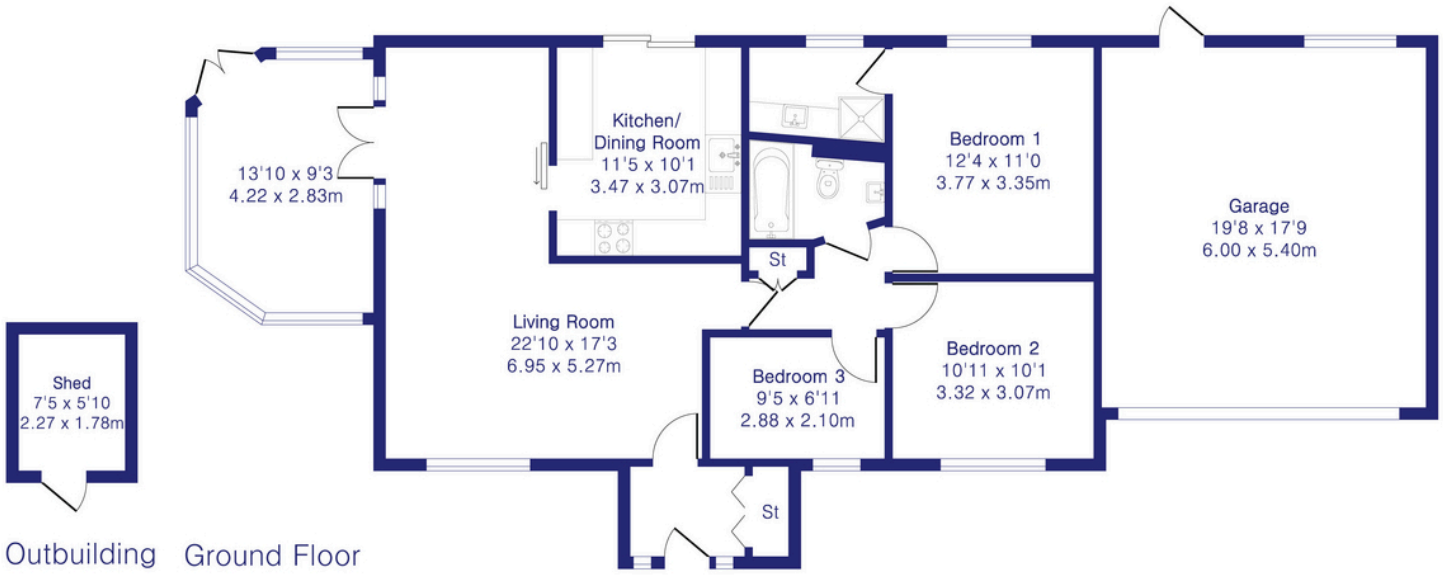
The Location

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 1048 sq ft - 97 sq m
(Excluding Garage & Outbuilding)

Garage Area 349 sq ft – 32 sq m

Outbuilding Area 43 sq ft – 4 sq m



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