



26 Rutten Lane, Yarnton, OX5 1LN

Guide Price £440,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An attractive 3 bedroom semi-detached family home having been the subject of considerable improvements by the current owners to be presented in good decorative condition and would make an ideal family home. Located on a good size plot there is the potential to extend (subject to planning permission). Rutten Lane is a highly popular location providing access to local primary school, village hall, playground and The Red Lion Public House.

The property comprises spacious entrance hall, utility/WC, lounge, open plan 'L' shaped living space with log burner, sliding patio doors to the rear garden and refitted kitchen with built-in oven and microwave/oven along with concealed modern gas combi boiler. Upstairs there are 3 good sized bedrooms and a refitted family bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is a good size rear garden with patio area. To the front there is a gravelled driveway providing parking for several vehicles, an electric car charging point and a garage to the side.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is limited or no mobile data or voice inside the property. With likely mobile data and voice outside the property.
- For information on restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: D







## Key Features

- Attractive Semi-Detached House
- 3 Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Downstairs Utility/WC
- Good Size Garden
- Garage and Driveway
- Popular Location
- Potential to Extend (STPP)
- Viewing Recommended

## The Location

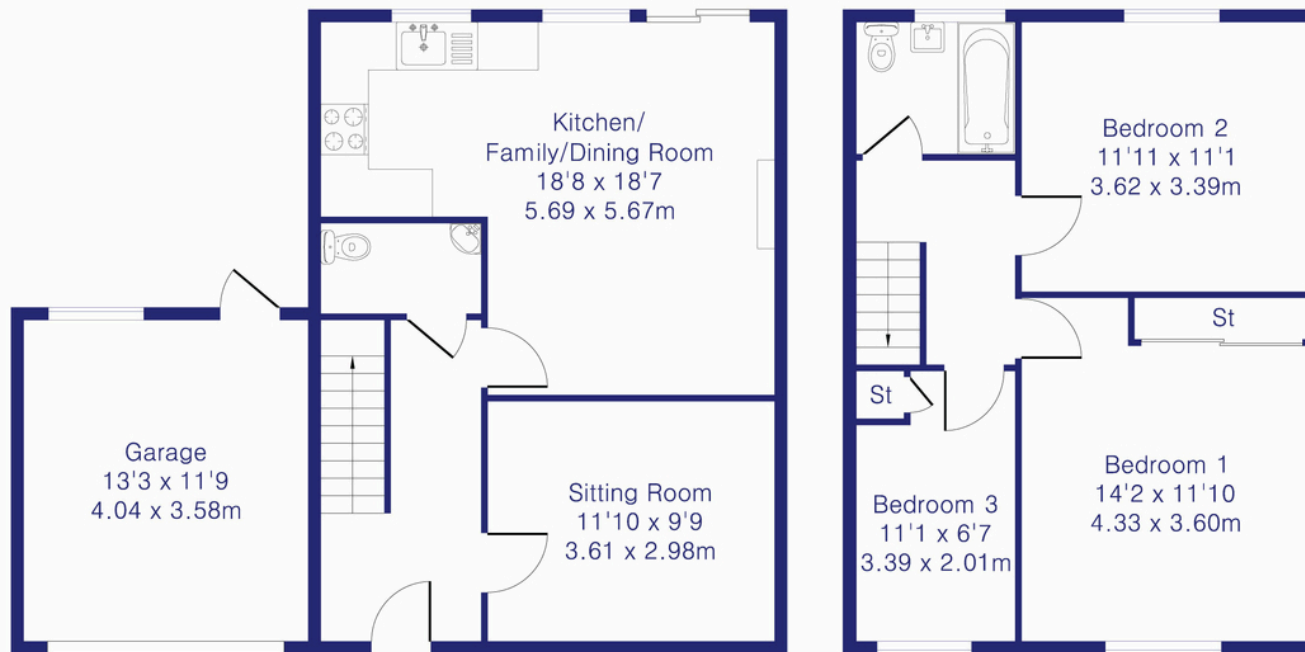
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available 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 1195 sq ft - 111 sq m

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 474 sq ft – 44 sq m



Ground Floor

First Floor

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