



93a The Moors, Kidlington, OX5 2AQ

Guide Price £560,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in this popular location a detached property offering spacious and flexible accommodation being sold with no onward chain.

On the ground floor the accommodation comprises entrance hall, shower room, two bedrooms, kitchen and open plan living/dining room with patio doors opening on to the rear garden.

The first floor offers a spacious area and cloak room.

To the front there is driveway parking, access to the garage and gated side access.

Rear garden mainly laid to lawn.

No onward chain.

Additional information to note:

- Electric, gas, water and drainage are connected to the property.
  - OFCOM checker indicates that standard to ultrafast broadband is available at the property.
  - OFCOM checker indicates good outdoor mobile data and voice with EE and Three, variable outdoor with O2 and Vodafone. Good in-home with EE and variable in home with Three.
  - Gov.co.uk indicates a medium risk of surface water flooding and a high risk between 2040-2060.
  - 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

- Detached
- Three bedrooms
- Kitchen
- Living/dining room
- Bathroom
- Cloak room
- Garden
- Garage
- Driveway parking
- No onward chain

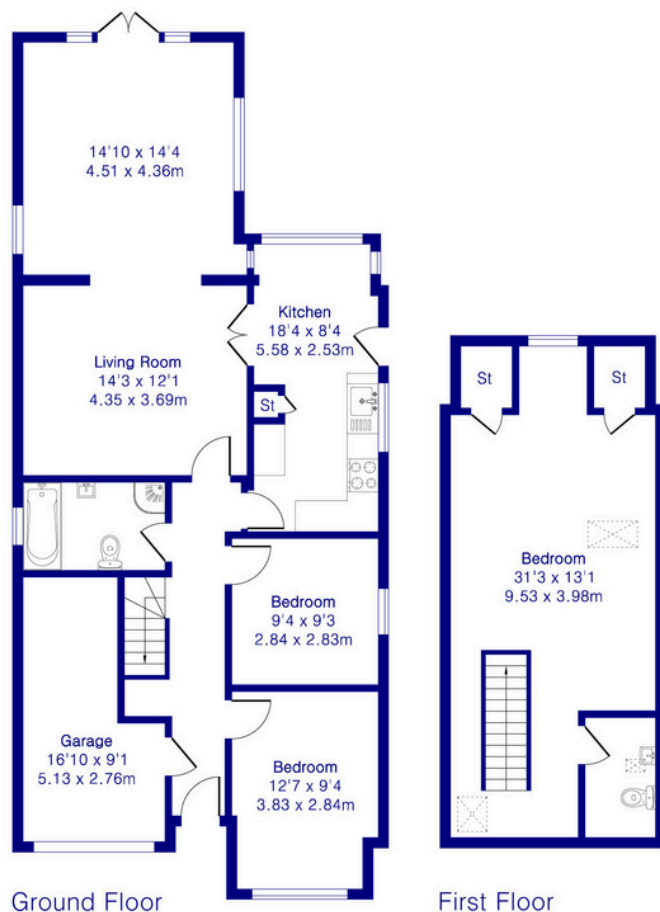
## The Location

Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.

**Approximate Gross Internal Area 1450 sq ft - 134 sq m  
(Including Garage)**

Ground Floor Area 1047 sq ft – 97 sq m

First Floor Area 403 sq ft – 37 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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