



The Green, Cassington, OX29 4DN
Offers In The Region Of £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Renovated by the current owners a beautiful three bedroom cottage situated in the heart of Cassington village with mature garden.

Accommodation comprises entrance hall, dining room with door opening on to the rear garden, cloak room, living room with wood burner, kitchen/breakfast room with door leading on to the rear garden.

On the first floor there are three bedrooms with en suite to master and a bathroom.

A mature garden to the rear with well stocked borders and patio area.

Viewing highly recommended.

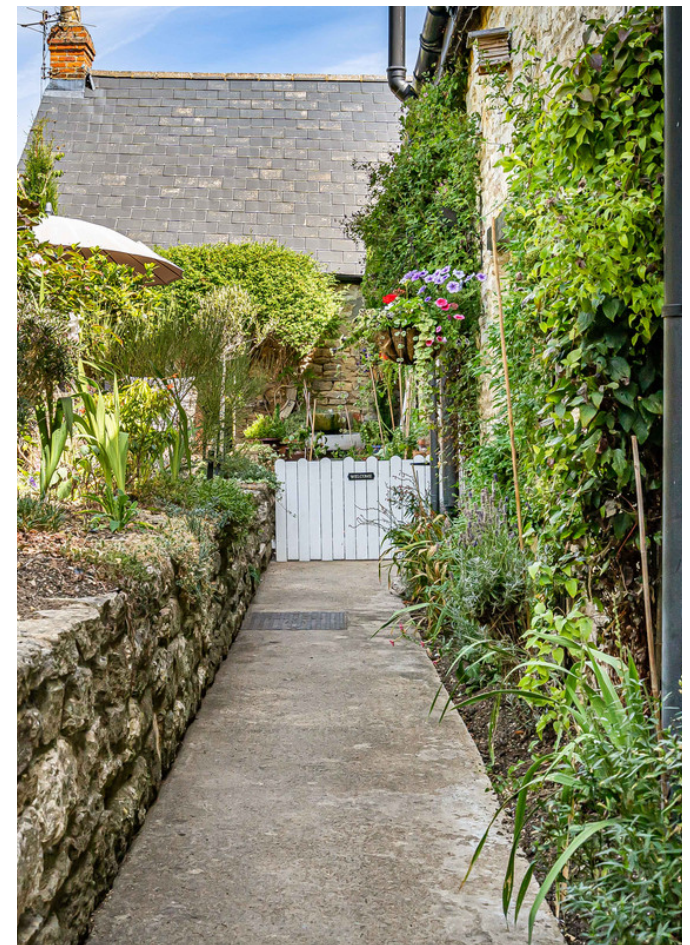
Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates coverage good outdoor with Three, good outdodder and in home with O2, good outdoor and variable in home with Vodafone and EE.
- A planning application for a solar farm is being considered within the Cassington area. Currently awaiting the Energy Secretary's final decision in September 2026.
- 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.

- EPC Rating: D

- Council Tax Band: E





Key Features

- Village location
- Beautifully refurbished
- Three bedrooms
- Living room with wood burner
- Dining room
- Kitchen/breakfast room
- Ensuite to master bedroom
- Bathroom
- Cloak room
- Garden



The Location

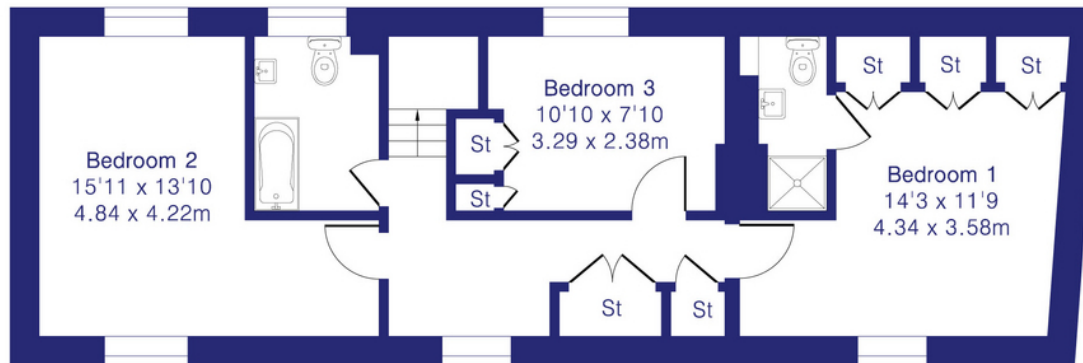
Cassington is a pretty village located North of Oxford within easy access to the A40 linking Oxford and Witney. The village enjoys a play park, The Chequers Inn with restaurant, local pub and Primary School. Access to railways are at Oxford (c6 miles), Bicester (c12 miles), Long Hanborough (c4 miles) and Oxford Parkway Water Eaton, Kidlington (c3 miles) which will benefit local residents travelling to London Marylebone or Paddington in approximately 60 minutes.



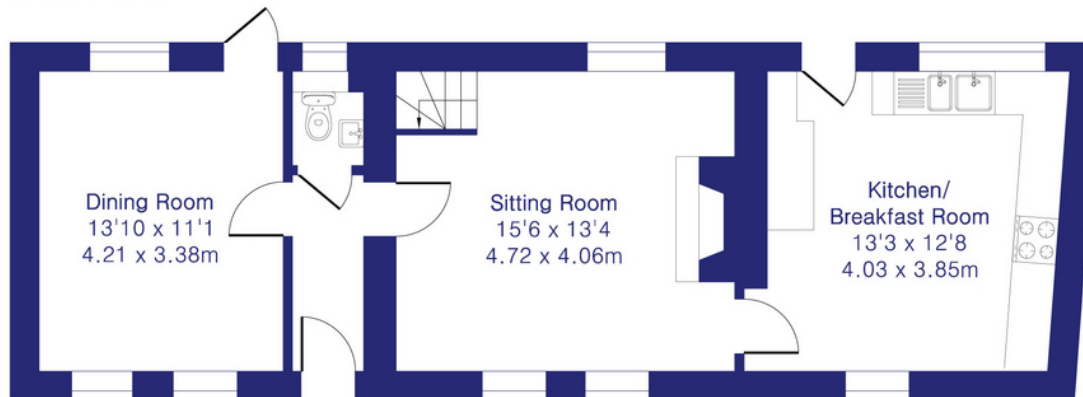
Approximate Gross Internal Area 1264 sq ft - 117 sq m

Ground Floor Area 633 sq ft – 59 sq m

First Floor Area 631 sq ft – 58 sq m



First Floor



Ground Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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