



12 Warland Gardens, Kidlington, OX5 2FX

Offers In Excess Of £750,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

We are delighted to offer this modern contemporary executive family home with open plan living set in a private drive just off of one of Kidlington's most sought-after locations. This attractive stone fronted property provides in our opinion well-presented and deceptively spacious accommodation being arranged over 3 floors.

The accommodation comprises entrance hall, cloakroom, 35' open plan living space, study and modern fitted kitchen. To the first floor the generous master bedroom includes an en-suite bathroom along with 2 further double bedrooms and family bathroom. To the second floor there are 3 further bedrooms 2 with en-suite shower rooms.

Outside the southerly facing rear garden has been landscaped along with a lawned front garden and driveway parking for up to 4 vehicles. Viewing is strongly recommended.

Material information to note:

- Mains electric, water and drainage connected
- According to the OFCOM checker standard and ultrafast broadband is available at this property.
- According to the OFCOM checker there is good outdoor and in-home mobile voice and data with EE, good outdoor with Three, and variable outdoor with O2 and Vodafone.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: G





## Key Features

- Executive 6 Bedroom Detached House
- Private Drive
- Deceptive Accommodation
- Family Bathroom & 3 En-Suites
- Electric Air Source Heating
- Open Plan Living
- Driveway Parking for up to 4 Vehicles
- Highly Sought-After Location
- Remainder of 10 Year Warranty
- Viewing Strongly Recommended

## 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.



APPROX GROSS INTERNAL FLOOR AREA: 226.14 sq. m / 2433.31 sq. ft

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