



9 Calves Close, Kidlington, OX5 1BQ

Guide Price £395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and improved three bedroom home situated within a small close.

Accommodation comprises entrance hall, cloak room, kitchen opening on to a living/dining room with doors opening on to the rear garden.

On the first floor there are three bedrooms and a beautifully refurbished shower room.

Garden to front with path to front door.

Rear garden enjoys a lovely patio area and lawn, gated rear access.

To the side of the property is a good sized store room to front and additional covered space housing a hot tub.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker coverage is good in outdoor with EE & O2, good outdoor and variable in home with Three & Vodafone.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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.

Council Tax Band: C

EPC Rating: D



Key Features

- Three bedrooms
- Cloak room
- Kitchen
- Living/dining room
- Refitted shower room
- Gardens
- Store rooms
- Close to park and local shop
- Easy access for bus stops

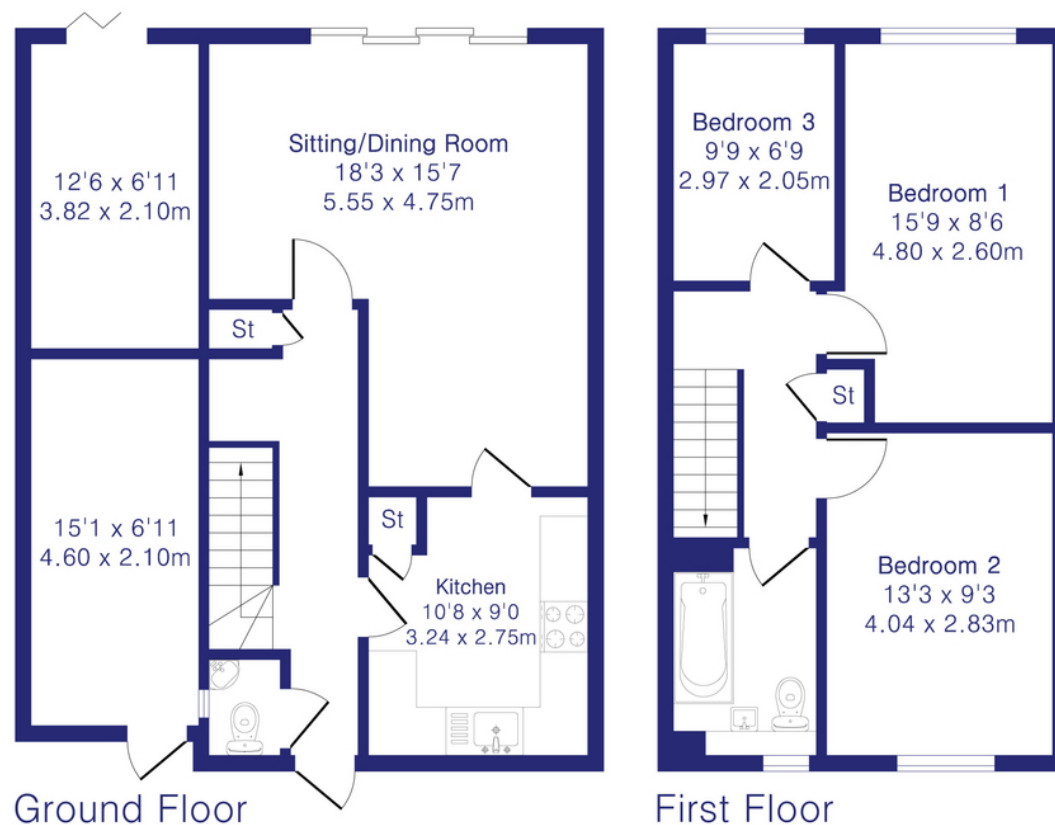
The Location

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. Kidlington 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 1117 sq ft - 103 sq m

Ground Floor Area 661 sq ft – 61 sq m

First Floor Area 456 sq ft – 42 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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