



9 Cots Green, Kidlington, OX5 1UX

Guide Price £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautiful four bedroom detached home situated within this small development offering flexible accommodation with garden and driveway parking.

Accommodation comprises entrance hall, living room, kitchen, sitting room, dining room, master bedroom with en-suite, three further bedrooms, bathroom.

Garden mainly laid to lawn with covered patio area. Summer house with power and light.

Store room. Ample driveway parking to front.

Cots Green is ideally located for access to bus stops and is within easy reach of Kidlington centre.

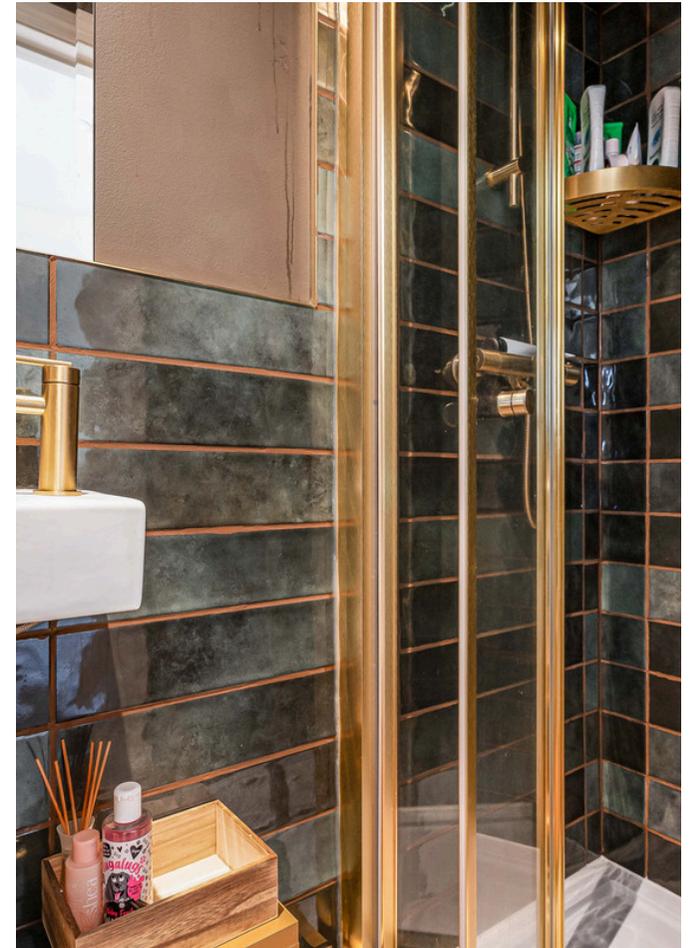
Material information to note:

- All mains services connected
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is good coverage outdoor with O2 and Vodafone, good outdoor and variable in home with Three and EE.
- 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.

Council Tax Band: F

EPC Rating: C





## Key Features

- Four Bedroom detached home
- Situated within a small development
- Living room
- Kitchen
- Sitting room
- Dining room
- Master bedroom with ensuite
- Bathroom
- Summer room
- Ample driveway parking

## 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 55 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 1423 sq ft - 132 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 848 sq ft – 79 sq m

First Floor Area 575 sq ft – 53 sq m

Garage Area 44 sq ft – 4 sq m

Outbuilding Area 214 sq ft – 20 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

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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.

**Kidlington Office**

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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