



Hollow Furlong, Cassington, OX29 4ET
£420,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A deceptively spacious 2 bedroom (formally 3 bedroom) linked end of terrace stone built home situated in a Cul-de-Sac location in the heart of Cassington village.

The property comprises: Entrance hall opening into a good sized dining room, a good size triple aspect lounge with vaulted ceiling and patio doors leading to the garden, a utility/cloakroom and a kitchen/breakfast room to the ground floor. Upstairs there is a large main bedroom (was formally 2 bedrooms), a double guest bedroom with built in wardrobes and a family shower room.

Outside the property enjoys a southerly paved garden being enclosed by stone built walling, a single garage is attached to the side.

Additional information to note:

- All mains services are connected.
- The property enjoys solar panels with battery in the loft, owned out right.
- 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.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks, with good indoor with O2 and variable with EE and Vodafone.
- For information on restrictive covenants please contact the office.
- 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: A
- Council Tax Band: E





Key Features

- Stone Built Linked End Terrace House
- 2 Bedrooms (Formally 3 Bedrooms)
- 2 Large Receptions
- Utility/Cloakroom
- Single Garage
- Southerly Facing Gardens
- Cul-De-Sac Location
- Popular Village
- Viewing Recommended
- The seller may be willing to leave certain items at the property, subject to negotiation and the buyer's interest



The Location

Cassington is a pretty Village ideally 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, Primary School and Village Hall. The village hall is used throughout most of the year for a wide variety of activities and events. These provide valuable opportunities for people to meet others from within the village and the surrounding community, helping to strengthen social connections and foster a sense of community. Access to railways are at Oxford (c6 miles), Bicester (c12 miles) and Oxford Parkway, Kidlington (c3 miles) which will benefit local residents travelling to London Marylebone or Paddington in approximately 60 mins.

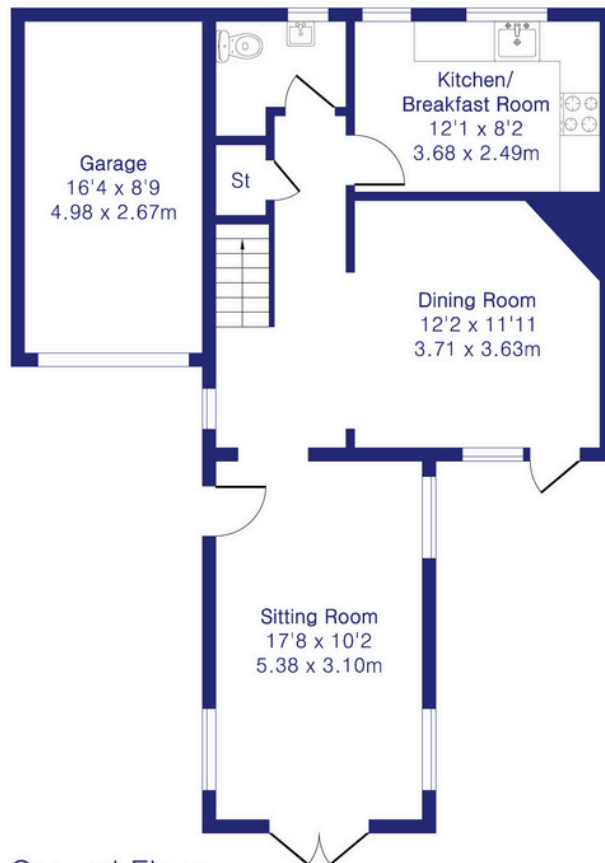


**Approximate Gross Internal Area 980 sq ft - 91 sq m
(Excluding Garage)**

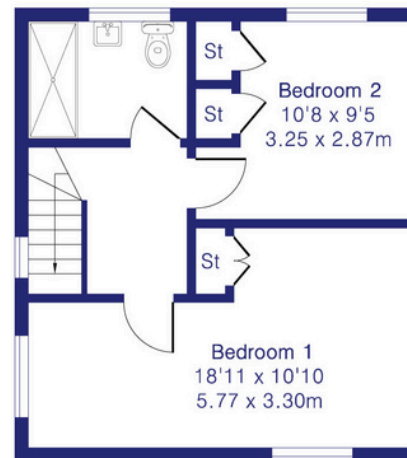
Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 397 sq ft – 37 sq m

Garage Area 143 sq ft – 13 sq m



Ground Floor



First Floor



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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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.

Kidlington Office

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

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

