



30 Green Road, Kidlington, OX5 2EX

Offers In Excess Of £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Extended and improved by the current owners a beautifully presented four bedroom detached home offering spacious and flexible living.

On the ground floor the accommodation comprises entrance hall, family room, boot room, cloak room, study, utility, and a wonderful open plan living/dining/living room with sliding doors opening on to the rear garden.

On the first floor there are four bedrooms including master bedroom with ensuite, and a family bathroom.

Ample driveway parking to front leading to garage with gated side access.

Rear garden enjoys a patio area with remainder laid to lawn and out building.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor and in with EE, good outdoor and vagood outdoor and in home with Three.
- 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.

EPC Rating:

Council Tax Band: D





Key Features

- Detached
- Extended
- Four bedrooms
- Open plan living/dining/kitchen
- Family room
- Utility
- En suite to master bedroom
- Bathroom
- Garden with out building
- Garage with driveway parking

The Location

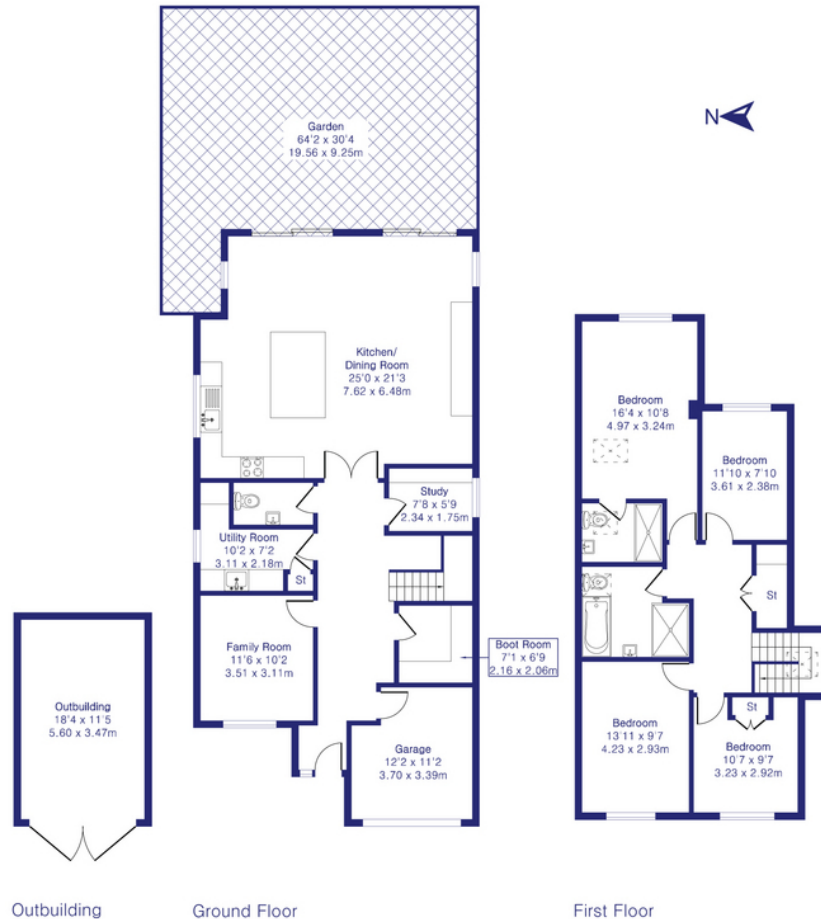
Kidlington is located in Oxfordshire with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also 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.

**Approximate Gross Internal Area 2032 sq ft - 189 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1217 sq ft – 113 sq m

First Floor Area 815 sq ft – 76 sq m

Outbuilding Area 209 sq ft – 19 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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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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