



12 The Moors, Kidlington, OX5 2AJ

£600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this individual, detached, double fronted family home situated in one of Kidlington's most prestigious roads and offering in our opinion deceptive accommodation.

The property provides vacant possession and the accommodation comprises: Storm porch, entrance hall, downstairs cloakroom, bay window lounge with stone fireplace and parquet flooring with access leading to the dining area with parquet flooring and door to the rear garden, a good size kitchen with fitted appliances and door to a small utility room with washing machine and concealed gas boiler. Upstairs there is a good size landing with eaves storage, 4 good size bedrooms (1 with own shower cubical) and family bathroom.

Outside there is a good size patio area with lawn and a brick built 2 storey detached building offering various options. To the front there is a gravelled carriage driveway.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms good outdoor mobile voice and data with all networks and variable in-door with EE, Three and Vodafone.
- 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: C

Council Tax Band: F



Key Features

- Individual Detached House
- Double Fronted
- Ideal Family Home
- 4 Good Size Bedrooms
- 3 Reception Areas
- Detached 2 Storey Outbuilding
- Highly Sought After Area
- Carriage Driveway
- No Chain
- Viewing Recommended

The Location

Kidlington is a town 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.

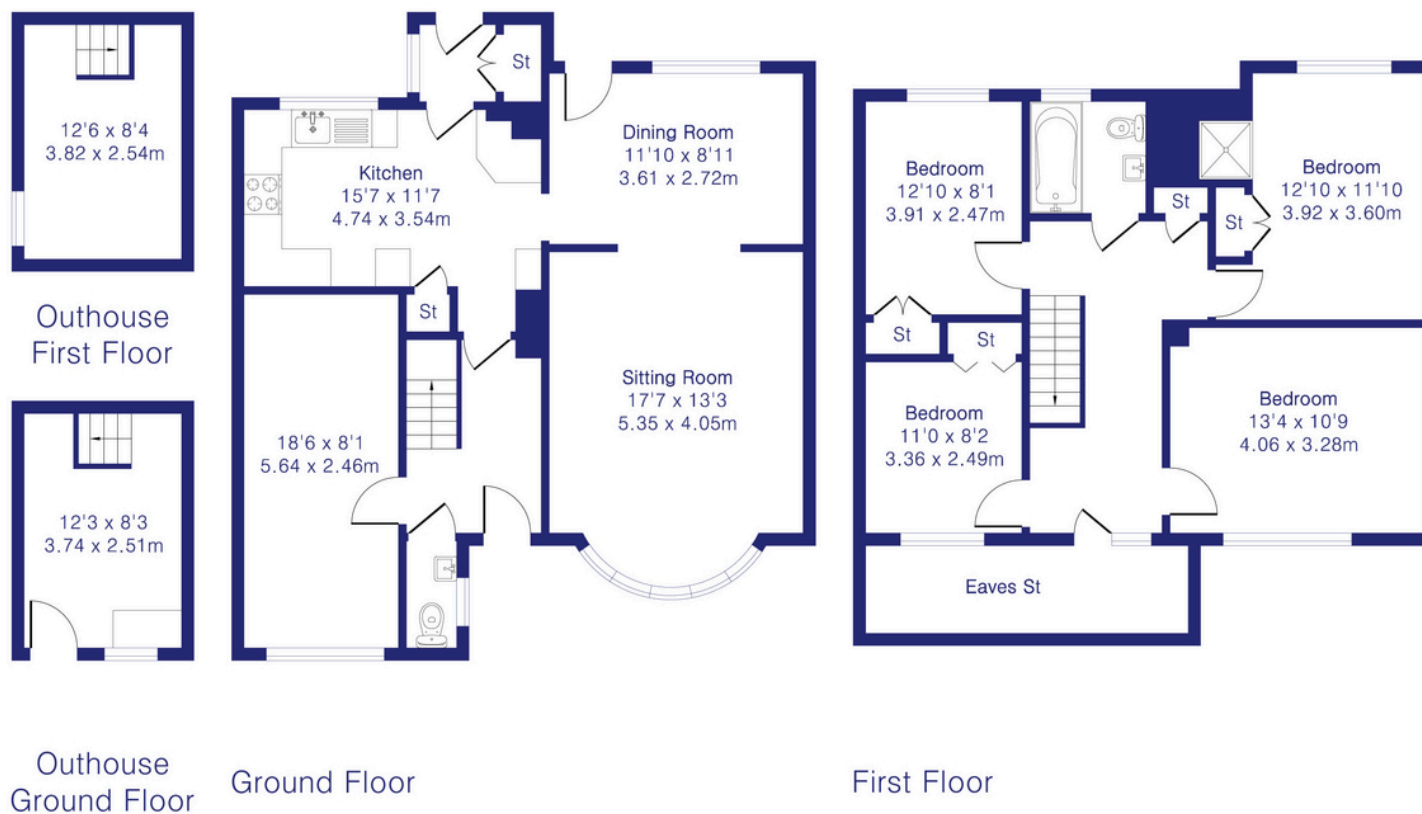
**Approximate Gross Internal Area 1464 sq ft - 136 sq m
(Excluding Outhouse)**

Ground Floor Area 789 sq ft – 73 sq m

First Floor Area 675 sq ft – 63 sq m

Outhouse Ground Floor Area 101 sq ft – 9 sq m

Outhouse First Floor Area 101 sq ft – 9 sq m



Thomas Merrifield and their clients give notice that:

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.

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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.

