



110 Mill Street, Kidlington, OX5 2EF

Guide Price £675,000 Freehold

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SALES LETTINGS



## The Property

A beautifully presented four bedroom detached home offering flexible living space situated in the popular Mill Street location.

Accommodation comprises entrance hall, cloak room, kitchen/dining room, family room, living room, sun room.

On the first floor there are four bedrooms and a family bathroom.

Driveway parking to front for a number of vehicles.

Low maintenance rear garden.

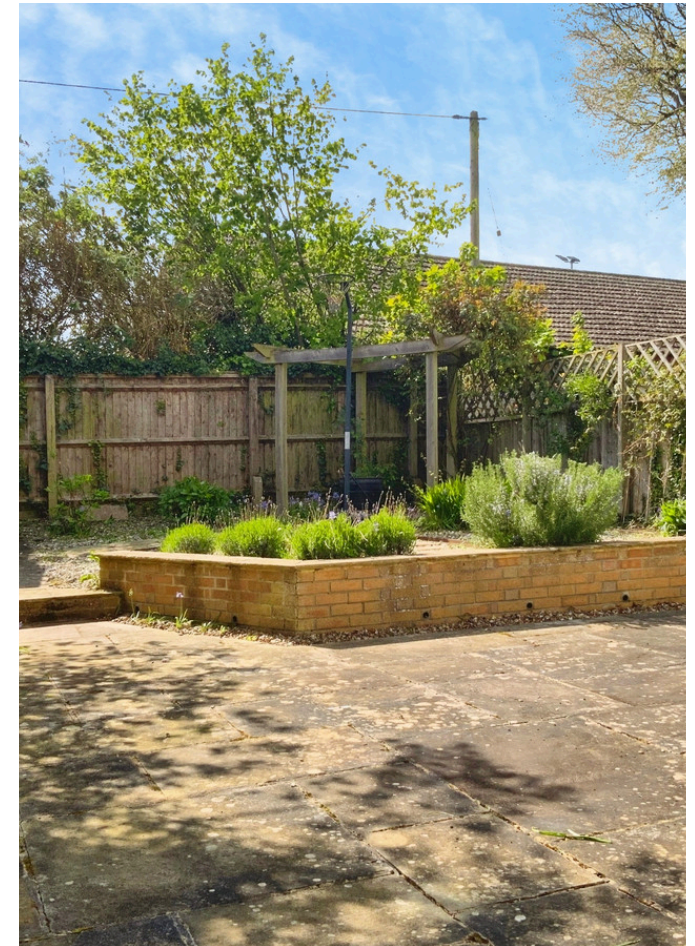
Material information to note:

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

EPC Rating: D





## Key Features

- Detached
- Four bedrooms
- Kitchen/dining room
- Family room
- Living room
- Sun room
- Bathroom
- Cloak room
- Driveway parking
- Garden

## 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 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.

Thomas Merrifield and their clients give notice that:

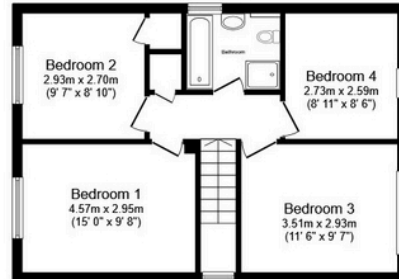
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



### Ground Floor

Floor area 85.3 sq.m. (918 sq.ft.)



### First Floor

Floor area 53.6 sq.m. (577 sq.ft.)

Total floor area: 138.9 sq.m. (1,495 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Kidlington Office

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