



25 The Paddocks, Yarnton, OX5 1TF

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Yarnton a four bedroom semi detached home offering spacious and flexible accommodation.

On the ground floor there is a cloak room, living room, dining room, conservatory and kitchen.

On the first floor there are three bedrooms, a study and bathroom.

Garden to front with driveway parking leading to the garage and gated side access to rear garden. Rear garden is mainly laid to lawn with a patio area.

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 outdoors with Three, good outdoor and in home with EE and variable outdoor with Vodafone and O2.
- 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: C

Council Tax Band: D





Key Features

- Village location
- Three bedrooms and a study
- Living room
- Dining room
- Conservatory
- Cloak room
- Bathroom
- Garage with driveway parking
- Garden

The Location

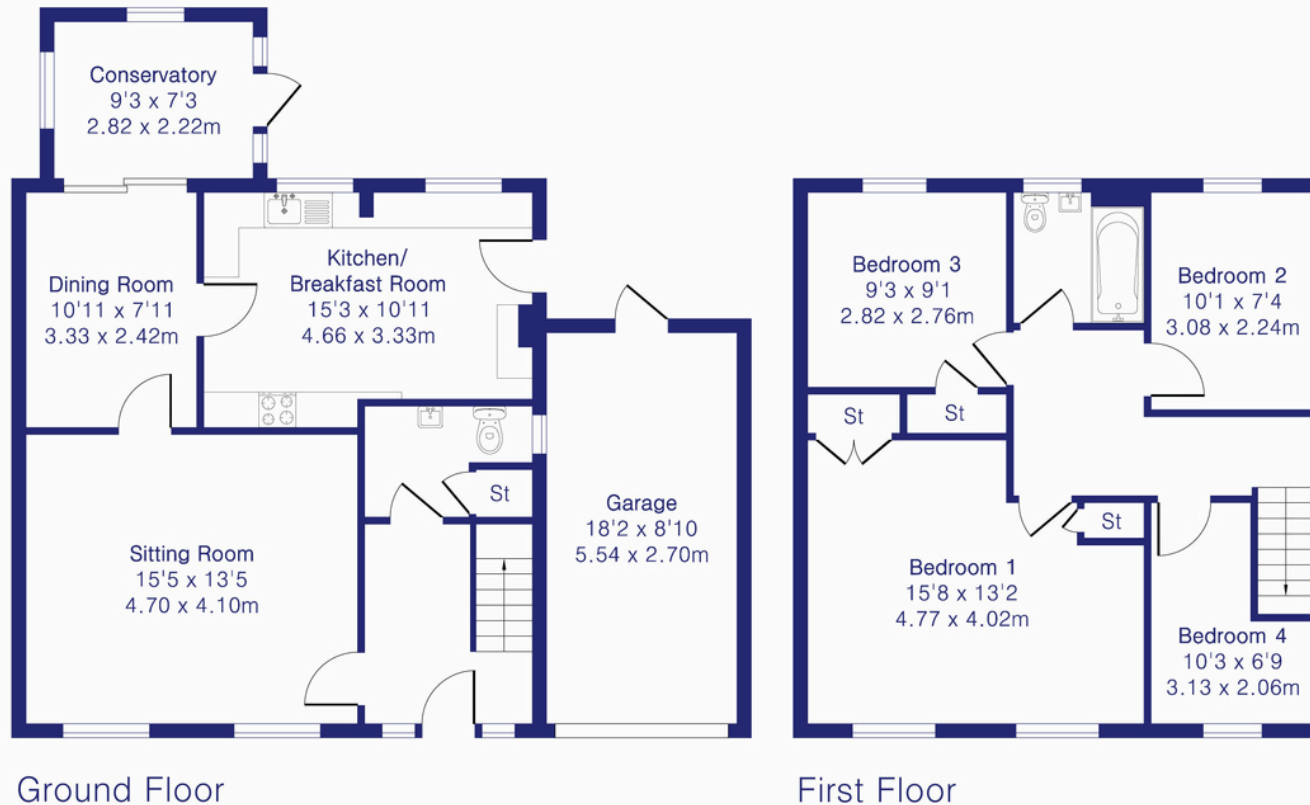
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

Approximate Gross Internal Area 1237 sq ft - 115 sq m (Excluding Garage)

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 582 sq ft – 54 sq m

Garage Area 161 sq ft – 15 sq m



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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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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.

