



208 the Moors, Kidlington, OX5 2AD  
£550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Being owned by the same family for over 60 years and being offered for sale for the very first time we are delighted to offer this deceptively spacious chalet home situated in one of Kidlington's most prestigious road's. The property does require updating and is offered with no chain.

The property comprises: Entrance porch, spacious entrance hall, double aspect lounge with open fireplace, kitchen/diner, conservatory, 2 double bedrooms (1 with fitted wardrobes), shower room and separate cloakroom. Upstairs there are 2 further bedrooms both with eaves storage cupboards and shower room. The property is complimented by part oil heating to radiators and double glazing.

Outside there is a good sized front and rear garden with brick built garage and carport situated to the rear of the garden.

Additional information to note:

- Electric, water and drainage are connected to the property.
- 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.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile data and voice with EE and Three, variable outdoor with O2 and Vodafone. Good in-home with EE and variable in home with 3.

EPC Rating: E

Council Tax Band: E







## Key Features

- Detached Chalet
- 4 Double Bedrooms
- Lounge with Fireplace
- 2 Shower Rooms
- Part Oil Central Heating
- Double Glazed
- Good Size Plot
- Garage and Carport
- No Chain
- Needs Updating

## The Location

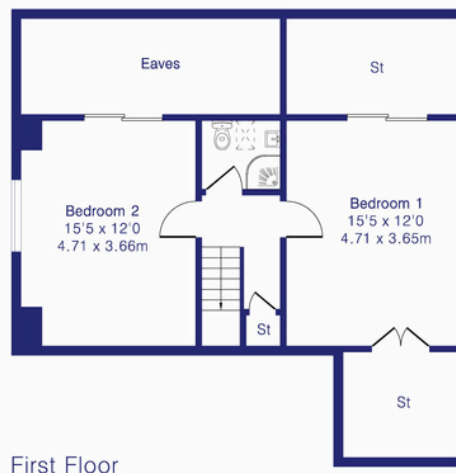
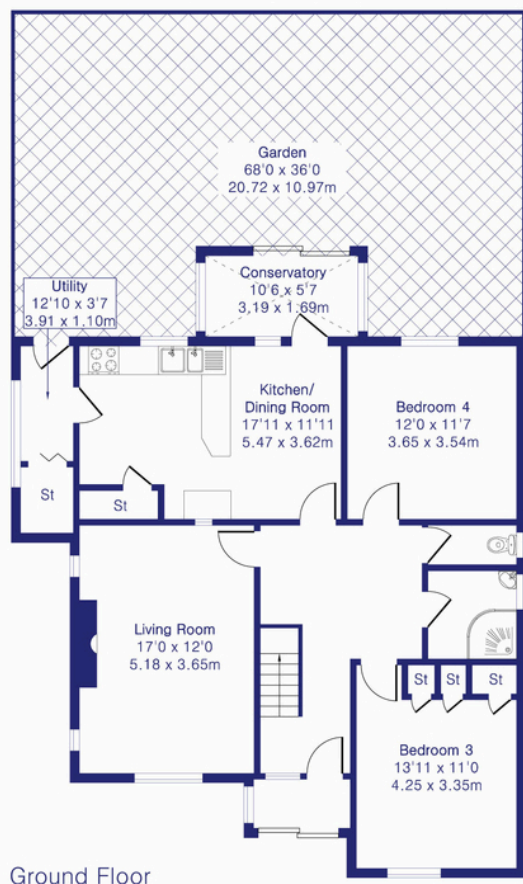
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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



## Approximate Gross Internal Area 1700 sq ft - 158 sq m

Ground Floor Area 1094 sq ft – 102 sq m

First Floor Area 606 sq ft – 56 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.

### Kidlington Office

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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.

