



24 The Garth, Yarnton, OX5 1NA

£529,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this deceptively spacious, extended detached bungalow presented in excellent decor and worthy of an internal inspection.

The property comprises: Entrance porch, large entrance hall, spacious lounge/diner, an impressive kitchen, master bedroom with en-suite shower room and walk in dressing room, 3 further good sized bedrooms and family bathroom.

Outside there is a nice landscaped garden with garage and workshop area, with driveway to the front providing off street parking. There is also an electric car charging point.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with EE, Three and Vodafone with poor or none with O2.
- 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.
- The property suffered minor flooding in September 2024. Additional flood measures have been installed including anti-flood air bricks which close automatically.

EPC Rating: C

Council Tax Band: C





Key Features

- Extended Detached Bungalow
- 4 Bedrooms
- En-Suite and Bathroom
- Large Lounge/Diner
- Large Kitchen
- Landscaped Gardens
- Garage and Workshop
- Gas Heating and Double Glazing
- Electric Car Charger
- Viewing Recommended

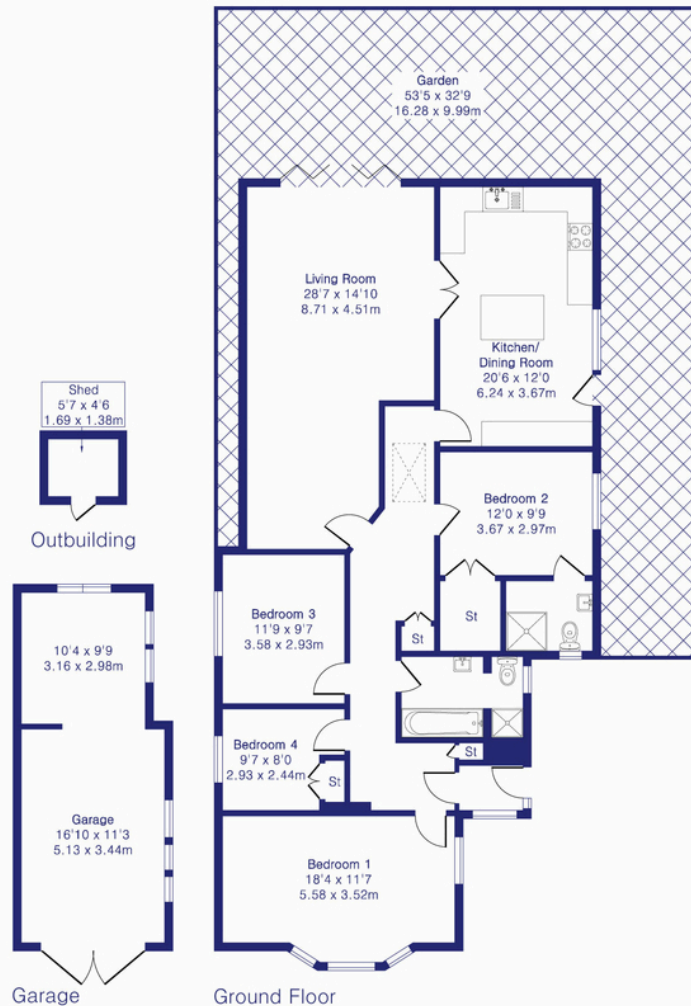
The Location

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 1513 sq ft - 141 sq m
(Excluding Garage & Outbuilding)

Garage Area 295 sq ft - 27 sq m

Outbuilding Area 25 sq ft - 2 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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