



Locks Barn Canal Road, Thrupp, OX5 1JQ

Guide Price £1,200,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Enjoying an end of village location and offering spacious and flexible accommodation a lovely 5/6 bedroom home to include annexe.

Accommodation comprises entrance hall, dining room, sitting room with French doors opening onto gardens, Kitchen/family room enjoying views over the rear garden.

On the first floor there are three bedrooms, master with ensuite, with all bedrooms enjoying views over the garden.

Annexe, on the ground floor, living room with open fire, cloak room, kitchen, double bedroom. On the first floor, two bedrooms, one to include shower room.

Detached double garage with store room over. Ample driveway parking for several vehicles.

Garden, c.1/2 acre plot to include patio areas, with remainder laid to lawn with mature planting and pond.

Material information to note:

- Mains gas, electric and water connected.
- According to OFCOM checker standard & superfast broadband.
- According to OFCOM checker indicates coverage good outdoor and in home with EE, poor to none with O2, good outdoor with Three and Variable outdoor 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.
- Located within conservation area
- For information on restrictive covenants/restrictions please





## Key Features

- Barn conversion
- Annexe
- 6 Bedrooms, 2 with en ensuite
- Kitchen
- Three reception rooms
- Utility
- Bathroom
- Ample parking
- Good size rear garden
- Double garage

## The Location

Thrupp is a pretty canalside village benefiting from a friendly community and located to the North of Kidlington on the Oxford Canal with two public houses in close proximity and a tea room close to the canal. From here the canal closely follows the line of the Cherwell Valley and offers various walks across the countryside and towpath. Access to railways are at Oxford Parkway (Kidlington c.3 miles) Oxford (c.6 miles) Tackley (c.4 miles) and Bicester (c.10 miles) offering services to London Marylebone and London Paddington in approximately 60 minutes.



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.

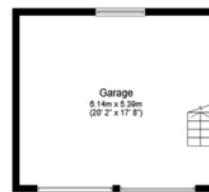
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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



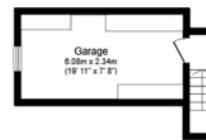
Ground Floor  
Floor area 105.6 sq.m. (1,136 sq.ft.)



First Floor  
Floor area 81.9 sq.m. (881 sq.ft.)



Garage Ground Floor  
Floor area 33.1 sq.m. (356 sq.ft.)



Garage First Floor  
Floor area 16.7 sq.m. (180 sq.ft.)

**Total floor area: 237.2 sq.m. (2,553 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**  
1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880  
E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

**THOMAS  
MERRIFIELD**  
SALES LETTINGS