



Foxhill, Kidlington, OX5 2DR

Guide Price £950,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Foxhill is an individual and beautifully presented 3 bedroom detached home with driveway parking a generous garden ideally located in the centre of Kidlington.

Accommodation comprises a spacious entrance hall with cloak room, open plan kitchen, dining, living space with wood burning stove and enjoying views over the garden, study and internal access to garage.

On the first floor there is a generous landing leading to the master bedroom which enjoys views to the rear garden, Bedrooms two and three and bathroom.

To the front of the property is ample driveway parking leading to the garage.

Rear garden with patio area with remaining laid to lawn with mature trees and shrubs and out building. Gated side access.

Foxhill is ideally located for access to bus stops and local shops.

Additional information to note:

- water, electric and drainage are connected.
- OFCOM checker indicates that standard, super and ultrafast broadband is available at the property.
- According to OFCOM mobile voice reception and data is as follows:
  - EE: Good outdoor and variable in home.
  - O2: Good outdoor and in home.
  - Three: Good outdoor and in home.
  - Vodafone: Good outdoor and in home.
- 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.





## Key Features

- Detached
- 3 Bedrooms
- Kitchen,dining,living space
- Study
- Cloak room
- Bathroom
- Garage
- Driveway parking
- Garden
- Close to Kidlington centre

## The Location

Kidlington benefits from 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.

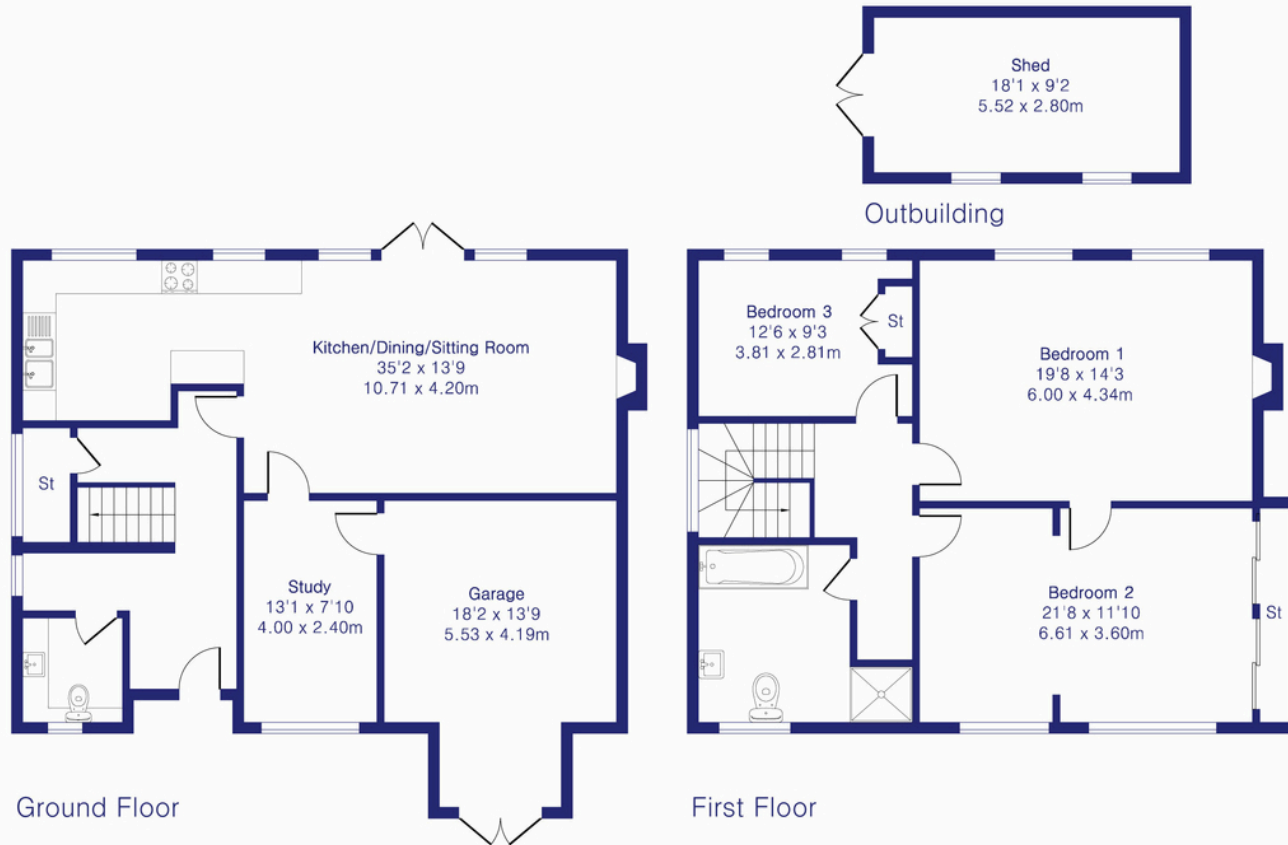


## Approximate Gross Internal Area 1908 sq ft - 177 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 982 sq ft – 91 sq m

First Floor Area 926 sq ft – 86 sq m

Outbuilding Area 166 sq ft – 15 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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