



37 Spencer Avenue, Yarnton, OX5 1NG  
£525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

We are delighted to offer this much loved family home having been in the same family for over 40 years. This bay window detached 3 bedroom house offers deceptive accommodation to include a conservatory, 3 good sized bedrooms and a converted garage into an annexe/home office. The property is located in the popular village of Yarnton being within access to Oxford and Woodstock. Viewing is recommended.

The accommodation comprises: Entrance hall, cloakroom, bay window lounge, kitchen/diner, conservatory/garden room, 3 good size bedrooms and family bathroom. The property is complimented by gas heating to radiators and double glazing. Outside the garage has been converted into an annexe with shower room, along with gardens to the front and rear and driveway parking.

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 and Three, and variable outdoor with O2 and Vodafone.
- 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.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: C





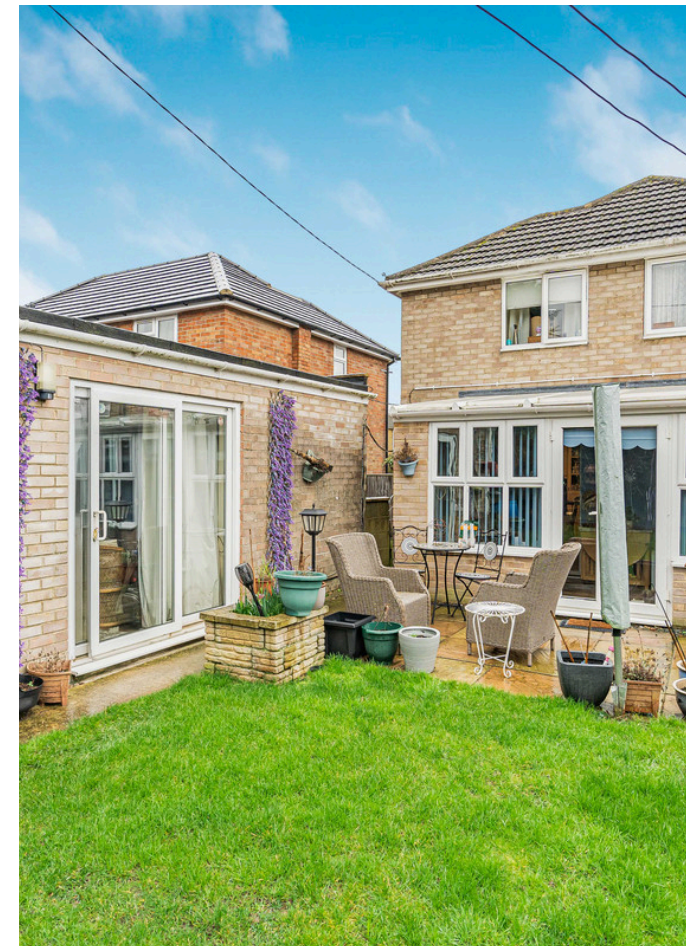


## Key Features

- Detached House
- 3 Good Sized Bedrooms
- Annexe/Home Office
- Bay Window Lounge
- Kitchen/Diner
- Conservatory
- Driveway Parking
- Popular Location
- Gas Heating to Radiators
- Double Glazing

## 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.



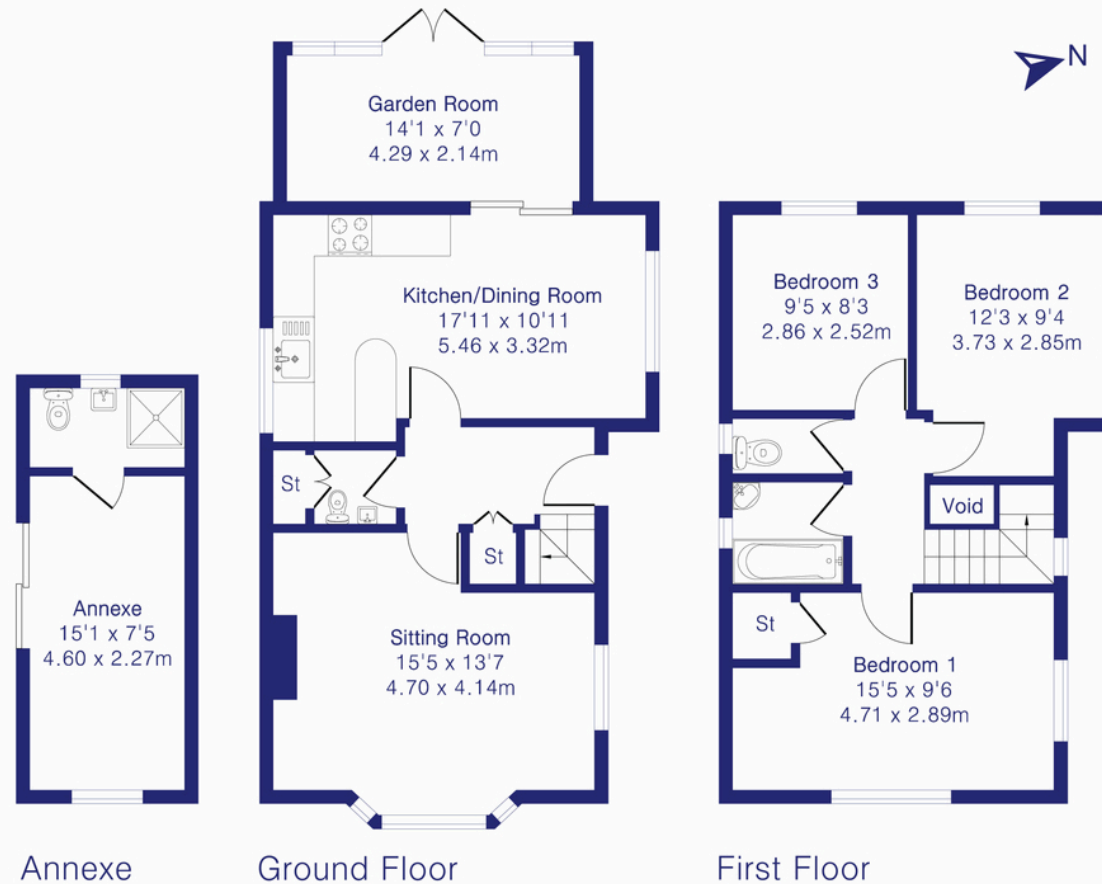


## Approximate Gross Internal Area 1163 sq ft - 108 sq m

Ground Floor Area 568 sq ft – 53 sq m

First Floor Area 451 sq ft – 42 sq m

Annexe Area 144 sq ft – 13 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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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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