



1 Lambs Close, Kidlington, OX5 2YD
£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to present this linked detached family home located in the outskirts of Old Kidlington and backing onto open fields. This deceptive home could benefit from improvements and is offered with no upper chain.

The property comprises: Entrance hall, double aspect lounge with double doors leading to the garden, kitchen/diner with central partition, breakfast room/study with door to garden and garage, along with a downstairs cloakroom off the hallway. Upstairs there are 4 good size bedrooms and a family shower room. Outside there is a rear garden approx. 40' in depth with fish pond, green house and garden shed. To the front there is an open plan garden with driveway leading to the garage. Lambs Close is a quiet tucked away cul-de-sac with access to North Kidlington Primary School, Kidlington High Street and open countryside.

Additional information to note:

- Fridge, freezer, washing machine and dishwasher are included.
- The original boiler although works does need replacing.
- Some timber windows to the rear of the property.
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile phone and data with all providers and variable in-home with EE 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: D Council Tax Band: E





Key Features

- Linked Detached House
- 4 Bedrooms
- 3 Receptions
- Cloakroom
- Located in Old Kidlington
- Backing onto Fields
- Part Double Glazed
- Gas Heating to Radiators
- Needs Improvements
- No Chain

The Location

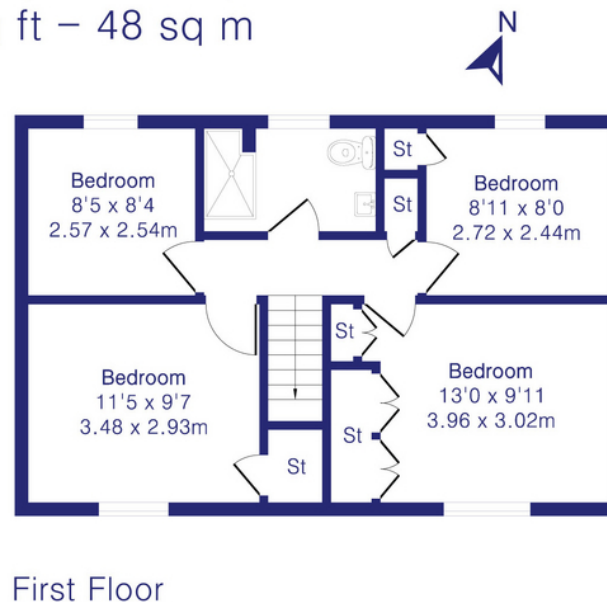
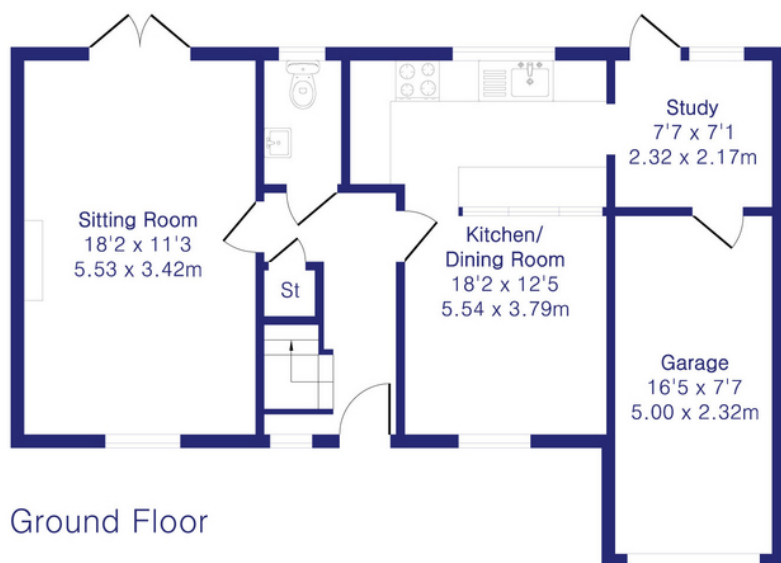
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good 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 1216 sq ft - 113 sq m (Including Garage)

Ground Floor Area 703 sq ft – 65 sq m

First Floor Area 513 sq ft – 48 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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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.

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