



107 Mill Street, KIDLINGTON, OX5 2EE

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An individual detached family house situated on one of Old Kidlington's most sought-after roads, offering spacious accommodation, a generous plot and great potential to update and create a wonderful long-term family home.

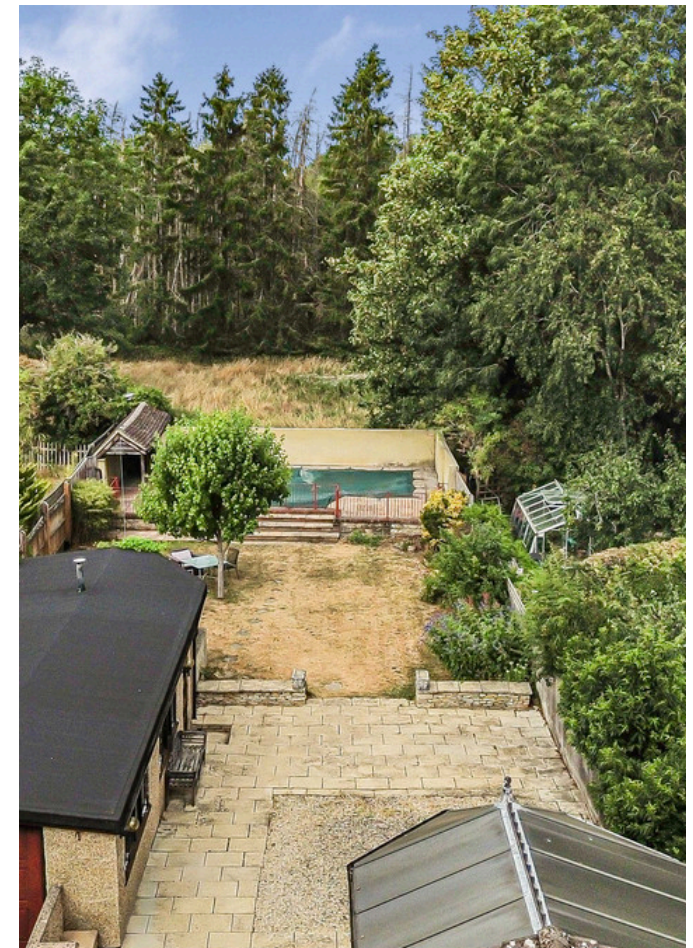
The property comprises entrance lobby, entrance hall, lounge with log burner, dining area, conservatory, family room, kitchen/breakfast room, downstairs shower room. On the first floor there are 3 bedrooms and family bathroom with an additional bedroom with en-suite shower room to the 2nd floor. The property benefits from double glazing and gas heating to radiators.

Outside there is a generous rear garden with patio and lawn. At the rear of the garden, beyond a metal fence and gate, is a former swimming pool offering buyers the opportunity to renovate or repurpose the area to suit their own requirements. To the front there is a substantial driveway providing off-street parking for up to four vehicles leading to a good-sized garage. To the rear of the garage is a large utility room accessed from outside with a covered barbecue area beyond.

Additional information to note:

- All mains services are connected.
- Double glazed timber framed windows.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks and with variable in-home with 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.
- EPC Rating: D - Council Tax Band: F





Key Features

- Individual Detached Family House
- Arranged Over 3 Floors
- 4 Bedrooms & 3 Reception Rooms
- En-Suite Shower Room
- Highly Sought-After Old Kidlington Location
- Garage & Large Utility Room
- Driveway Parking for Up to Four Vehicles
- Large Rear Garden
- Offers Great Potential
- No Chain. Viewing Recommended

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.

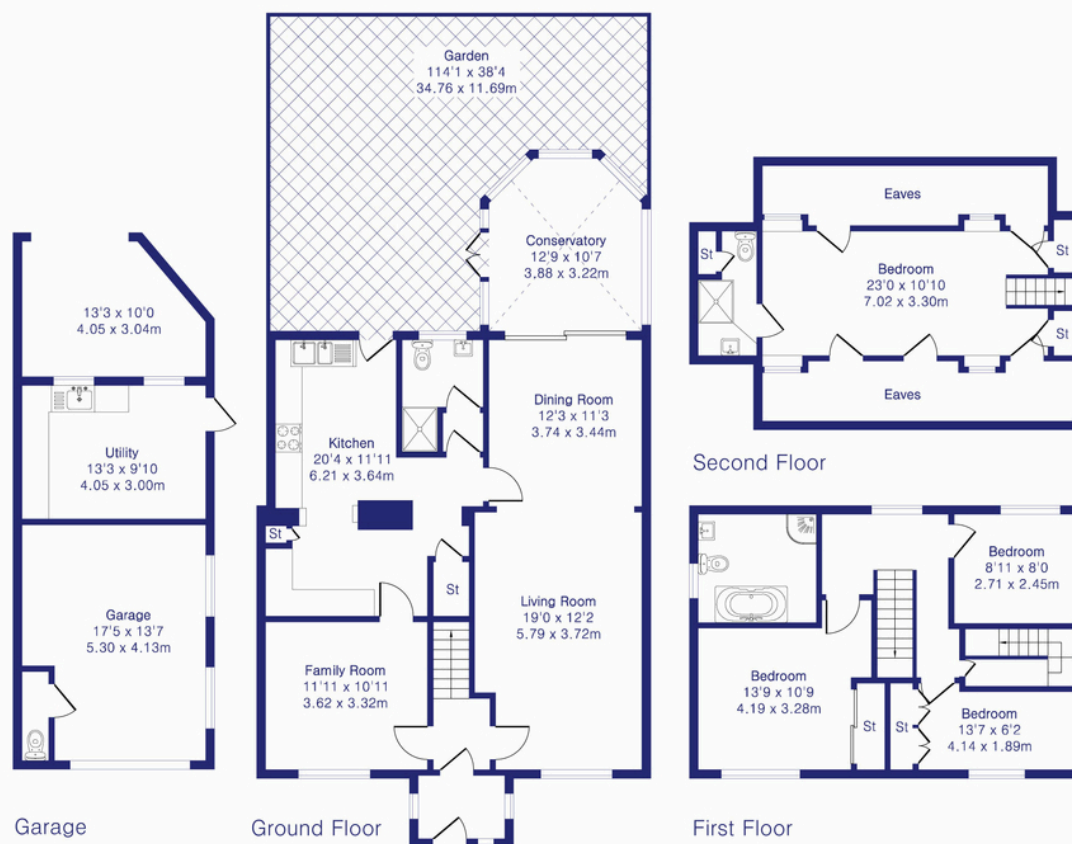
**Approximate Gross Internal Area 1831 sq ft - 171 sq m
(Excluding Garage)**

Ground Floor Area 1043 sq ft – 97 sq m

First Floor Area 523 sq ft – 49 sq m

Second Floor Area 265 sq ft – 25 sq m

Garage Area 504 sq ft – 47 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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