

Meadow Way, Yarnton, OX5 1TA

Guide Price £450,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A beautifully presented and extended three bedroom semi detached home in the popular village of Yarnton.

Accommodation comprises entrance hall, living room, kitchen/dining room with bi fold doors opening on to the rear garden.
On the first floor the master bedroom benefits from an ensuite and fitted wardrobes, two further bedrooms and a bathroom.
Ample driveway parking to front leading to garage.
A low maintenance rear garden, garden shed and outbuilding currently utilised as a gym.

Additional information to note:
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor with Vodafone, variable outdoor with O2, good outdoor and variable in home with EE & Three. and in with EE & Three, variable outdoor with O2 and good 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.
- For information on restrictive covenants please contact the office.

EPC Rating: C
Council Tax Band: D







Key Features

- Village Location
- Extended semi detached
- Three bedrooms
- Open plan kitchen/dining
- Living room
- Bathroom
- Garage with driveway parking
- Garden





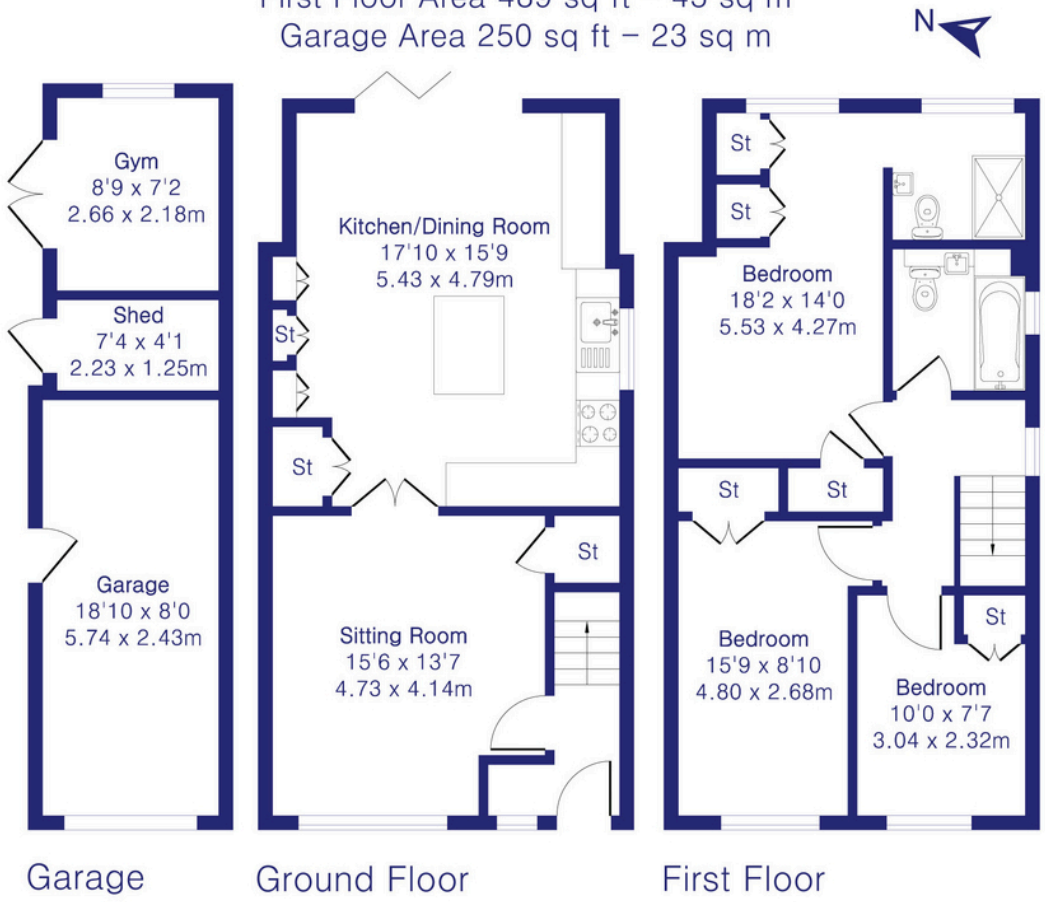


The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

Approximate Gross Internal Area 977 sq ft - 90 sq m
(Excluding Garage)

Ground Floor Area 488 sq ft – 45 sq m
First Floor Area 489 sq ft – 45 sq m
Garage Area 250 sq ft – 23 sq m



PINKPLAN

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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