



2 Copthorne Road, Kidlington, OX5 1BY

Guide Price £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated on a corner plot a three bedroom detached home with potential to extend STP.

Accommodation comprises entrance hall, living/dining room, kitchen with door opening onto the rear garden.

On the first floor there are three bedrooms and bathroom.

Gardens to the front and rear with gated side access.

Garage with driveway parking.

The property is ideally located for easy access to bus stops, schools and local shop.

No onward chain.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker indoor voice & data is likely with EE, Three & Vodafone, likely voice & limited data with O2. Outdoor data & voice is likely with Three, EE, Vodafone and O2.

Council tax band: D

EPC Rating: C





## Key Features

- Detached
- Three bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Gardens
- Garage with driveway parking
- Corner plot
- Potential to extend STP
- No chain

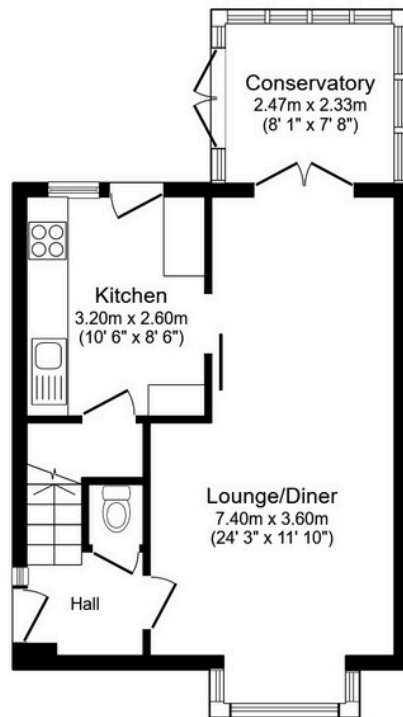
## The Location

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.

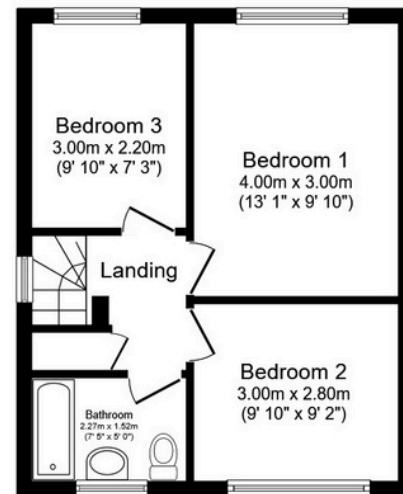
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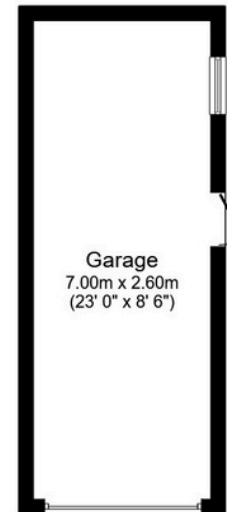
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**Ground Floor**  
Floor area 43.5 sq.m. (468 sq.ft.)



**First Floor**  
Floor area 36.0 sq.m. (387 sq.ft.)



**Garage**  
Floor area 18.2 sq.m. (196 sq.ft.)

**Total floor area: 97.6 sq.m. (1,051 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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