



6 Milford Place, Wootton, OX20 1EN

£375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A 3 bedroom semi-detached family home located in a cul-de-sac which forms part of this popular village being offered with no chain. The property does require improvements and offers great potential.

The property comprises: Entrance hall, lounge, dining room, kitchen, rear lobby, 3 bedrooms, bathroom and separate W.C.

Outside there is a pleasant rear and front garden.

Additional information to note:

- Mains electric, water and drainage are connected (no gas).
- Oil heating to radiators.
- On road parking.
- Polystyrene ceiling tiled to the lounge, diner and bathroom.
- The shower in the bathroom does not work.
- The fire in the lounge is not a working fire.
- 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.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all providers, and variable in-home with EE.
- For information on restrictive covenants please contact the office.



EPC Rating: D

Council Tax Band: C



## Key Features

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Oil Heating to Radiators
- Double Glazing
- Sought After Village
- No Chain
- Requires Improvements
- Viewing Recommended

## The Location

Wootton is one of Oxford's most sought-after villages just c.2 miles North of the historic town of Woodstock. There is the advantage of a prize-winning village shop, church and an award-winning pub. Wootton has in recent years won Oxfordshire's 'Best Kept Village Award'



Thomas Merrifield and their clients give notice that:

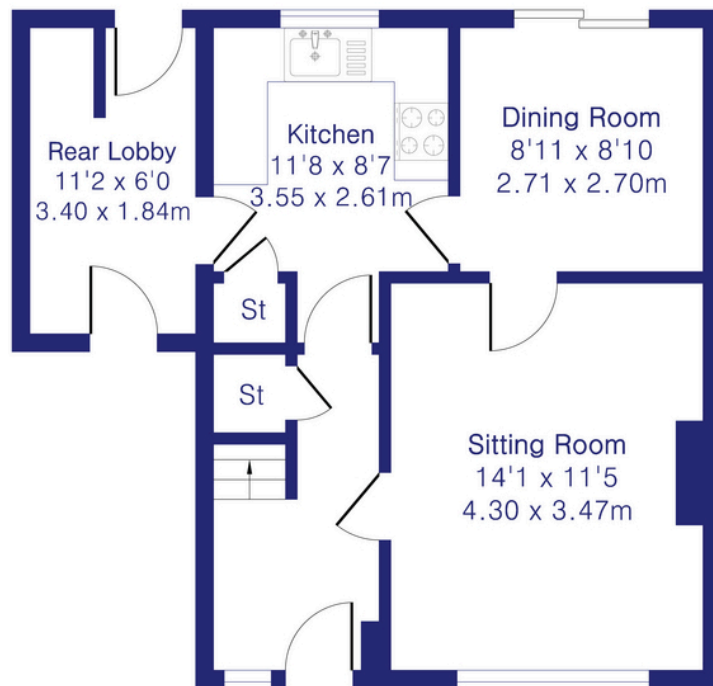
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

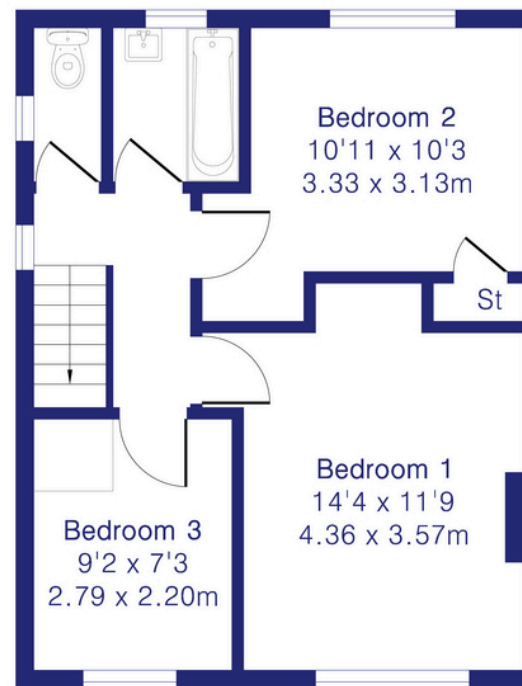
## Approximate Gross Internal Area 911 sq ft - 85 sq m

Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 418 sq ft – 39 sq m



Ground Floor



First Floor

### Kidlington Office

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS