



36 Hayday Close, Yarnton, OX5 1FS

£375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in a tucked away location which forms part of this modern development, we are pleased to offer this ideal 3 bedroom semi-detached family home. The property comprises: entrance hall, downstairs cloakroom, living room, kitchen, 3 good sized bedrooms, family bathroom, manageable sized rear garden and allocated parking for 2 cars.

The property is a much loved three bedroom family home which is very well lit, getting sunlight from all directions due to being a corner plot.

Viewing is recommended.

Yarnton is a tranquil village 4 miles North West of Oxford, providing the best of both worlds with city access and country living. There is a beautiful paved 25 minutes cycle route to Oxford City Centre which the owners have been using for their commute to work. There is frequent public transport available -S3 twice every hour to City Centre as well as 800 once every hour to City Centre via Kidlington.

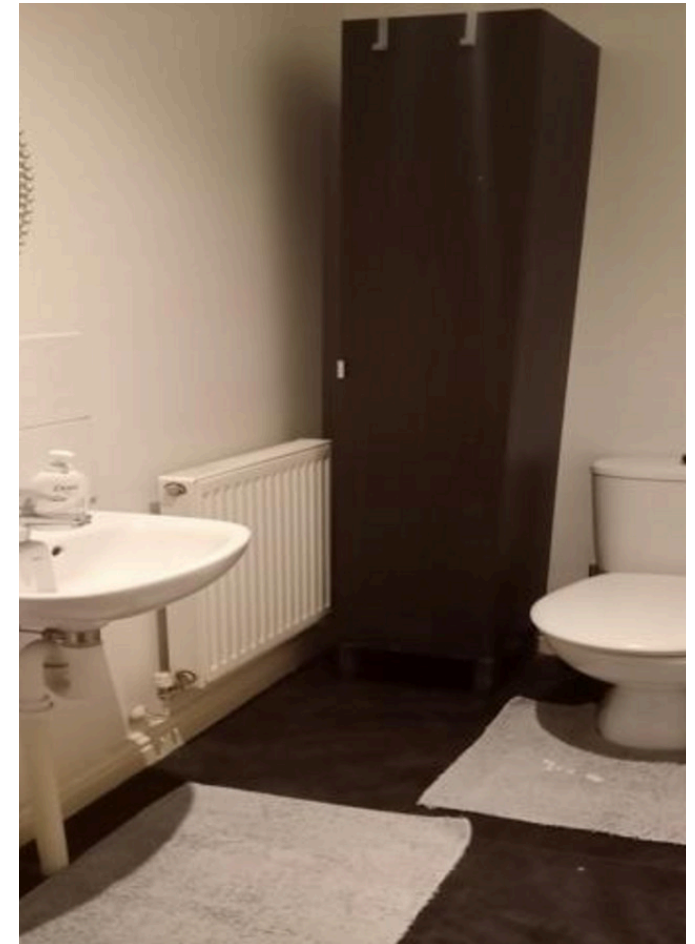
Additional information to note:

- Service Charge: £566.76 per annum
- All mains services are connected (except Gas)
- OFCOM checker confirms that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms limited voice and data for EE & Three with limited voice but no data for O2, no voice or data with Vodafone indoors. Likely voice and data with all networks
- GOV.UK website confirms that there is medium risk of surface flooding meaning a 1% - 3% chance

Council Tax Band: D

EPC Rating: C



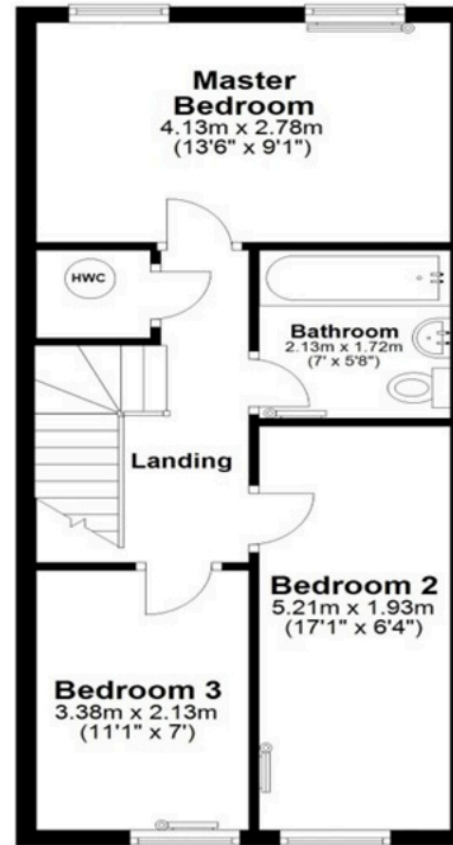
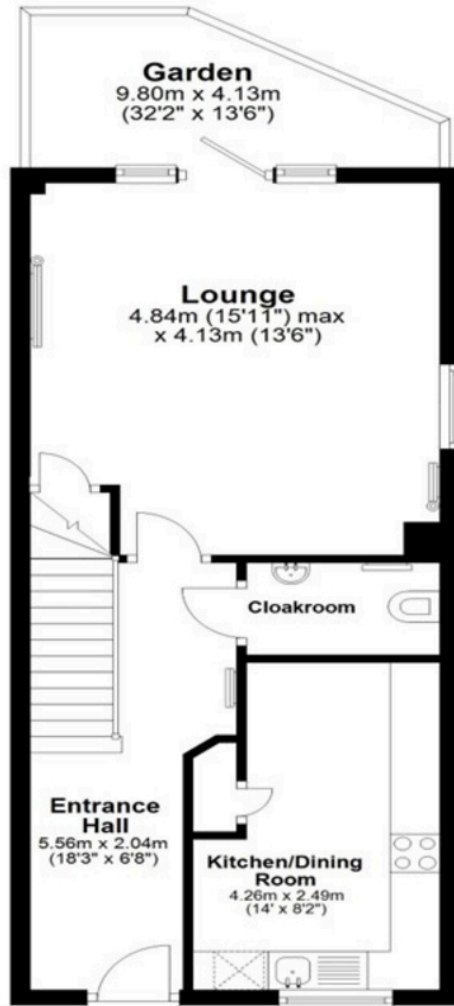


## Key Features

- Semi-Detached House
- 3 Bedrooms
- Tucked Away Location
- Modern Development
- Air Source Heating
- Double Glazing
- 2 Parking Spaces
- Private Garden
- Ideal Family Home
- Viewing Recommended

## 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.



**Total area; approx. 85.90sq. metres (924.61 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of floor, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Remalle or any representative of Oliver Remalle and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Remalle Date Prepared - Oct 2023

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