



25 Brasenose Drive, Kidlington, OX5 2EQ

Guide Price £895,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A stunning and beautifully presented 4 bedroom detached bungalow which has been extended and refurbished throughout by the current owners to offer spacious and flexible accommodation with garden, double garage & parking within easy reach of Kidlington village centre.

Accommodation comprises entrance hall, a stunning living/dining/kitchen space with bi fold doors leading onto the rear garden at on one side and a feature glazed wall with doors opening on to a sizeable patio area. Kitchen benefits from a feature island.

Master bedroom with fitted wardrobes and ensuite bathroom with separate shower. Three further bedrooms and a family bathroom.

A good sized and low maintenance rear garden and patio area with gated side access.

Double garage with ample driveway parking.

Material information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is good coverage outdoor with EE & O2, good outdoor and in home with Vodafone, good outdoor and variable in home with Three
- 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.



Council Tax Band: E EPC Rating: E

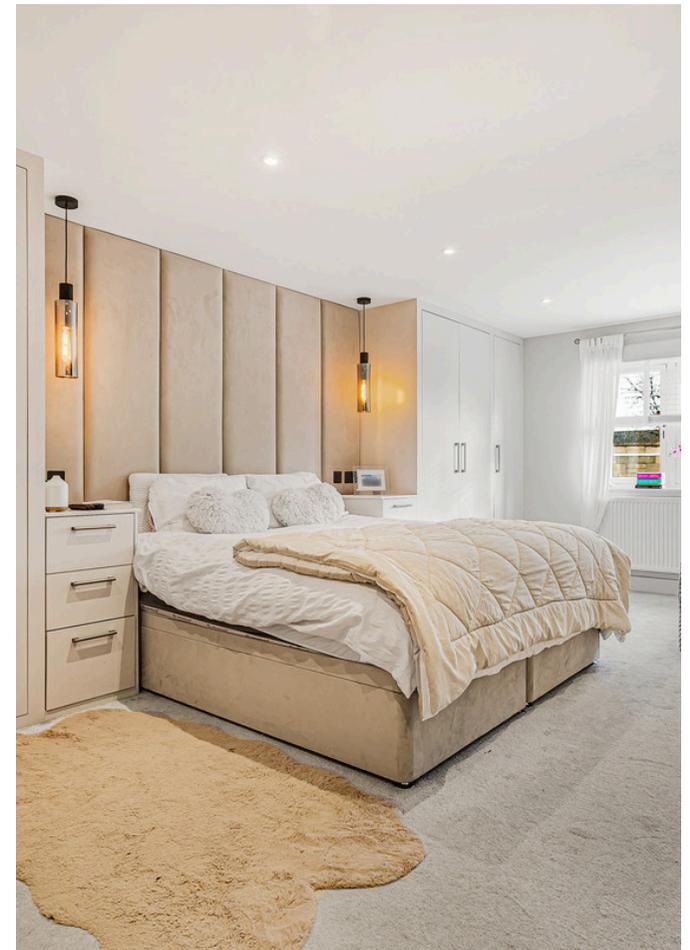


## Key Features

- Extended and refurbished
- Detached
- Four Bedrooms
- Open plan living/dining/kitchen
- Ensuite to master bedroom
- Bathroom
- Gardens
- Double garage
- Driveway parking
- Beautifully presented

## 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 1816 sq ft - 169 sq m  
(Excluding Garage)**

Garage Area 386 sq ft - 36 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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