



17 Lyne Road, Kidlington, OX5 1AE

Guide Price £575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A four bedroom detached property offering spacious accommodation situated within easy reach of Kidlington centre.

Accommodation comprises entrance hall, study, kitchen/dining room with doors opening on to garden, living room.

On the first floor there are 4 bedrooms, bathroom and shower room.

Garden mainly laid to lawn with gated rear access. Driveway parking.

The property is ideally located for bus stops and within easy reach of Kidlington centre.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor EE, & O2, good outdoor and in home with Three.
- GOV.UK website identifies medium risk of flooding with a medium risk between 2040-2060.
- 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.

EPC Rating: D

Council Tax Band: E





## Key Features

- Detached
- Four bedrooms
- Living room
- Study
- Kitchen/dining
- Bathroom
- Shower room
- Two private garden areas
- Double driveway

## The Location

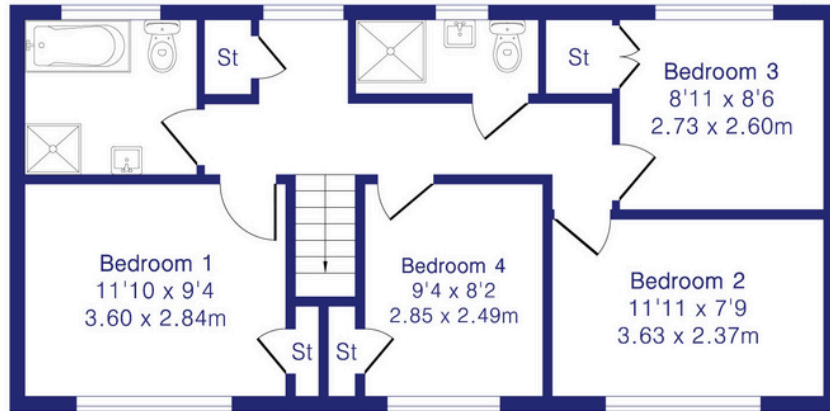
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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.



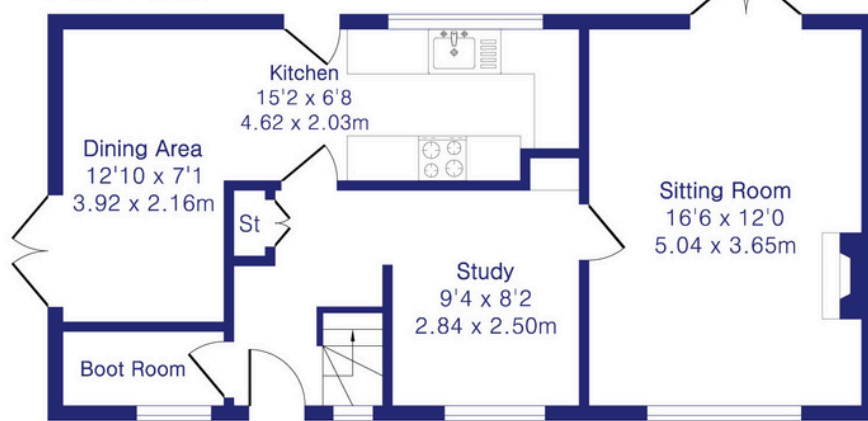
**Approximate Gross Internal Area 1160 sq ft - 108 sq m**

Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 580 sq ft – 54 sq m



**First Floor**



**Ground Floor**

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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.
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**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)



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