



107 Mill Street, KIDLINGTON, OX5 2EE

£725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An individual executive detached family house situated in a highly sought after road in Old Kidlington and offering great potential, but currently requiring improvements.

The property comprises entrance lobby, entrance hall, lounge with log burner, dining area, conservatory, family room, kitchen/breakfast room, downstairs shower room. On the first floor there are 3 bedrooms and family bathroom with an additional bedroom with en-suite shower room to the 2nd floor. The property benefits from double glazing and gas heating to radiators.

Outside there is a good sized rear garden with patio, lawned area with a disused swimming pool located to the rear of the garden. To the front there is a good sized driveway providing off street parking leading to a good size garage. To the rear of the garage is a large utility room accessed from outside with a covered store beyond.

Additional information to note:

- All mains services are connected.
- Double glazed timber framed windows.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks and with variable in-home with Vodafone.
- 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: F



Key Features

- Individual Detached House
- Arranged Over 3 Floors
- 4 Bedrooms
- 3 Reception Rooms
- En-Suite Shower Room
- Sought After Location
- Offers Great Potential
- Requires Improvement
- No Chain
- Viewing Recommended

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.



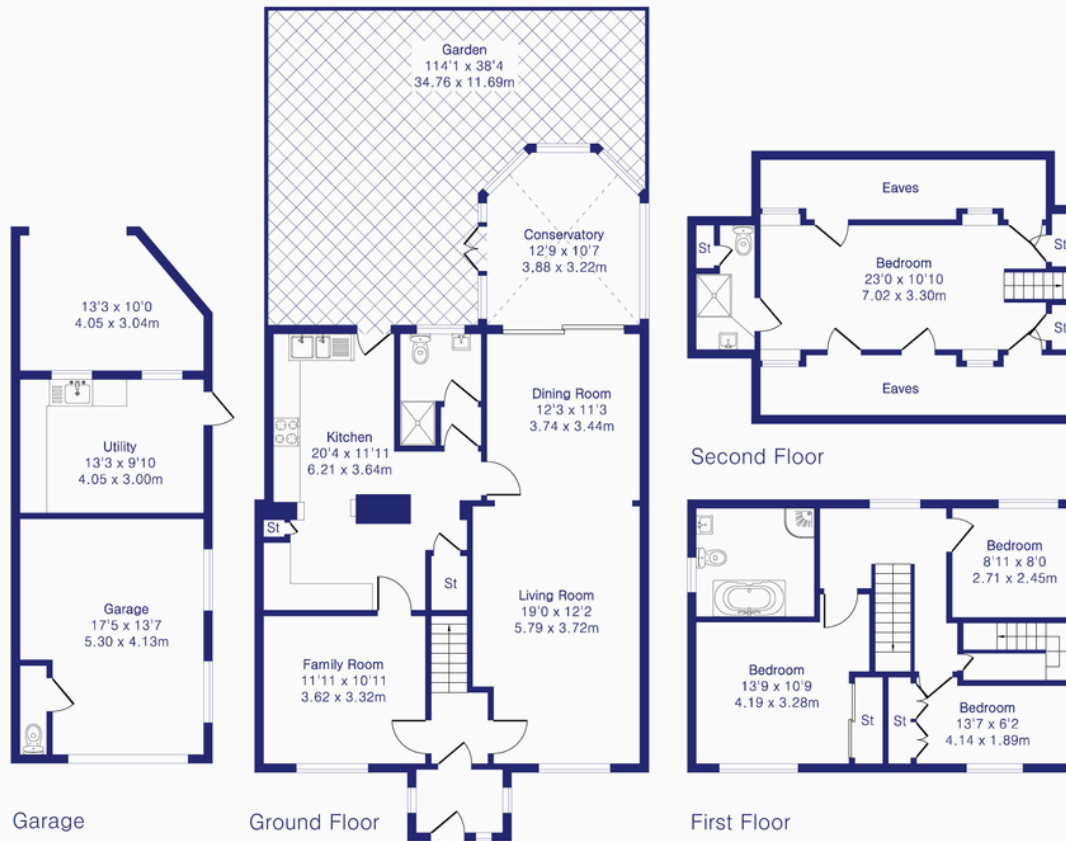
**Approximate Gross Internal Area 1831 sq ft - 171 sq m
(Excluding Garage)**

Ground Floor Area 1043 sq ft – 97 sq m

First Floor Area 523 sq ft – 49 sq m

Second Floor Area 265 sq ft – 25 sq m

Garage Area 504 sq ft – 47 sq m



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.

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