



11 Webbs Way, Kidlington, OX5 2EW

Guide Price £875,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented 5 bedroom detached family home offering spacious and flexible accommodation situated within this popular close.

Accommodation comprises entrance hall, Kitchen/breakfast room, dining room, 2 reception rooms, bedroom 5, shower room and utility room. Garage - currently used as office and store room.

On the first floor there are 4 bedrooms to include master bedroom with en suite and dressing area and family bathroom.

Garden to front is mainly laid to lawn with driveway parking. Rear garden benefits from 2 separate patios, lawned area with mature trees and shrubs.

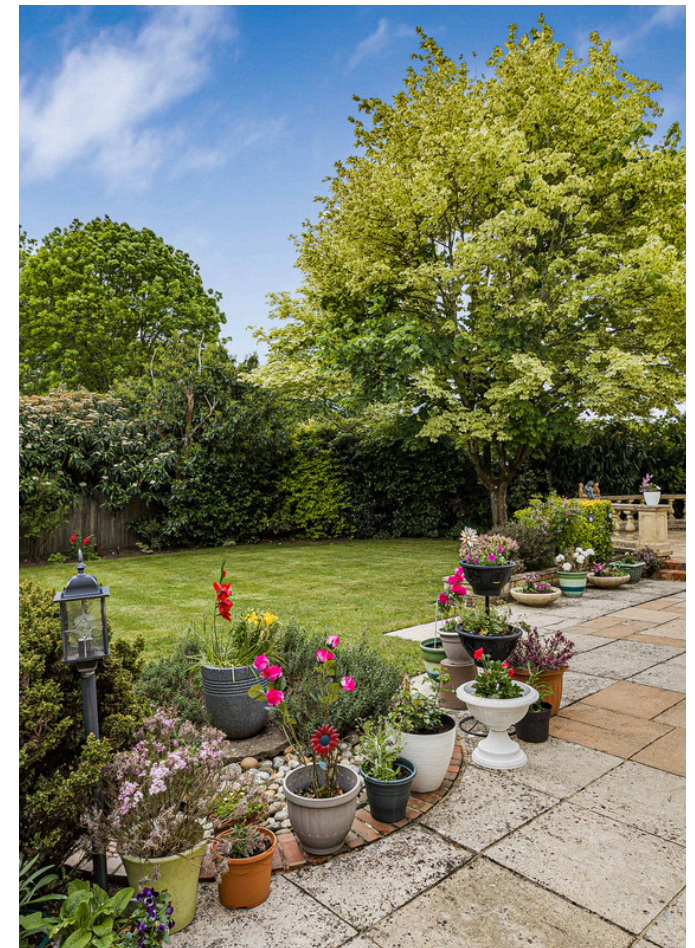
Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker coverage is good in outdoor and variable in home with Vodafone, good out door with EE, Three and O2.



Council Tax Band: G

EPC Rating: C



## Key Features

- Detached
- Five bedrooms
- Kitchen/breakfast
- Dining room
- Utility
- Shower room
- 2 Reception rooms
- Office
- Master bedroom with en suite
- Bathroom

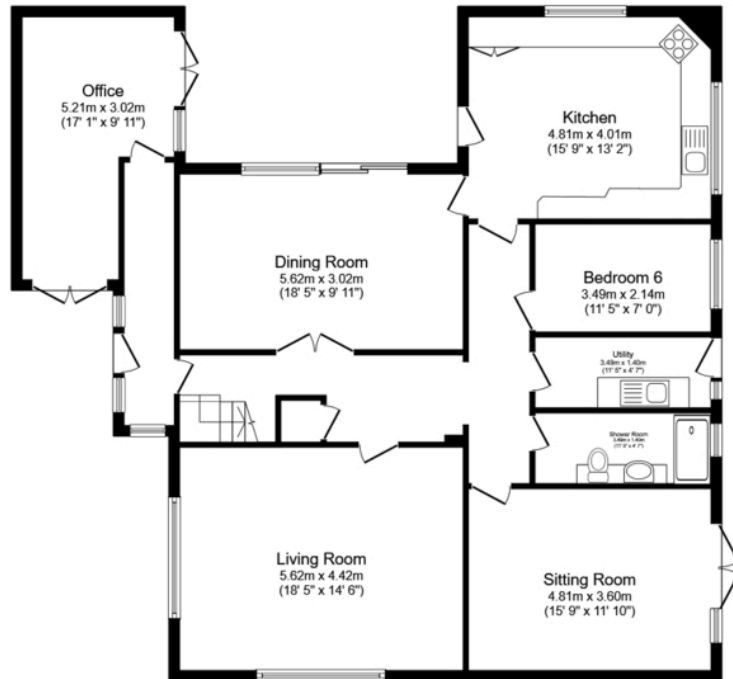
## The Location

Kidlington is a town 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.

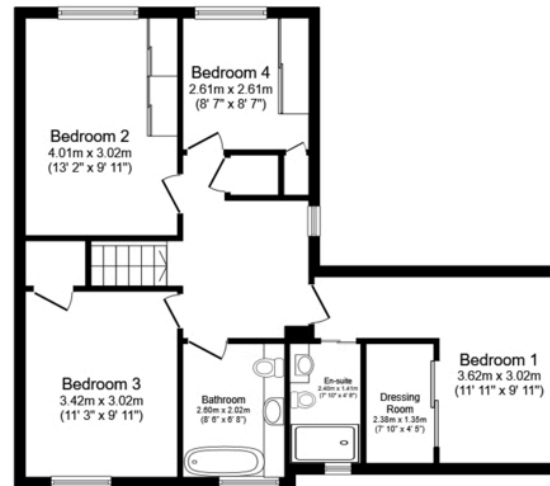
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**Ground Floor**  
Floor area 137.4 sq.m. (1,479 sq.ft.)



**First Floor**  
Floor area 69.1 sq.m. (744 sq.ft.)

**Total floor area: 206.5 sq.m. (2,222 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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