



12 The Moorlands, Kidlington, OX5 2XX

Offers Over £599,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This charming and inviting 4-bedroom detached family home is beautifully presented and offers spacious living areas, perfect for creating lasting memories. Nestled in a peaceful cul-de-sac off one of the village's most desirable roads, this property exudes warmth and comfort, making it an ideal haven for family life. The home features a welcoming entrance hall, a bright and airy bay-windowed lounge, and a stylish, modern kitchen/breakfast room that flows seamlessly into a generously sized dining room with double doors opening to the garden. An inner hallway leads to a convenient downstairs cloakroom, a utility room, and access to the remaining garage space, perfect for storage. Upstairs, you'll find four well-proportioned bedrooms, all with built-in wardrobes, and a contemporary family bathroom. The rear garden laid to lawn, with its delightful easterly aspect, backing onto the surrounding fields, creating a serene backdrop for outdoor relaxation or play. The front of the property boasts a gravelled area, an EV charging point, and a concrete driveway providing ample parking. Viewing is highly recommended to truly appreciate the warmth and charm of this exceptional family home.

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 good outdoor mobile voice and data, and variable in-home with EE.
- 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.
- For information on restrictive covenants please contact the office.





Key Features

- Executive Detached House
- 4 Bedrooms
- Modern Kitchen/Breakfast Room
- Modern Bathroom
- 2 Good Size Reception Rooms
- Cul-de-Sac Location
- Gardens backing onto fields
- Highly Sought After Location
- Well Presented
- Viewing Recommended

The Location

Located in the highly sought-after village of Kidlington, this home is surrounded by picturesque countryside, perfect for dog walks and family adventures. With excellent local amenities, schools, and transport links, including easy access to Oxford and London, this property is perfectly positioned for both convenience and tranquillity.

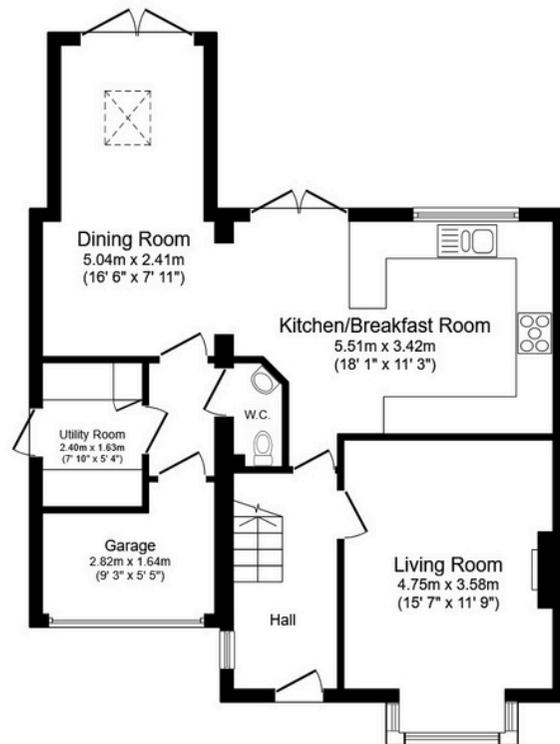
- EPC Rating: C
- Council Tax Band: E



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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.

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.



Ground Floor



First Floor

Total floor area: 134.9 sq.m (1452 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

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