



Banbury Road, Kidlington, OX5 1AH

£750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A detached and spacious character family home being beautifully presented throughout and worthy of an internal inspection. This ideal family home is located in one of Kidlington's popular roads with access to bus stops, local schools and the High Street.

The property comprises: Storm porch, entrance hall, cloakroom, bay window lounge with feature fireplace, modern open plan dining/kitchen/family room with log burner. Beautiful kitchen incorporating a central island featuring a boiling water tap. Convenient Utility room along with boot room leading to garage. Sliding doors leading to patio area and rear garden. Upstairs there is a bay window master bedroom with en-suite shower room, 3 further double bedrooms and modern family bathroom.

Outside there is a mature landscaped rear garden with entertainment area and workshop with attached garden shed. Gated side access leads to the front with driveway parking and a single garage to the side with electric roller door and door to boot room.

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, with variable in-home with EE, Three and 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: E





Key Features

- Spacious Detached House
- Four Bedrooms
- Beautifully Presented
- Modern Kitchen
- Modern Bathroom & Shower Room
- Generous Garden
- Gas Heating to Radiators
- Double Glazed
- Popular Location
- Viewing Recommended



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.

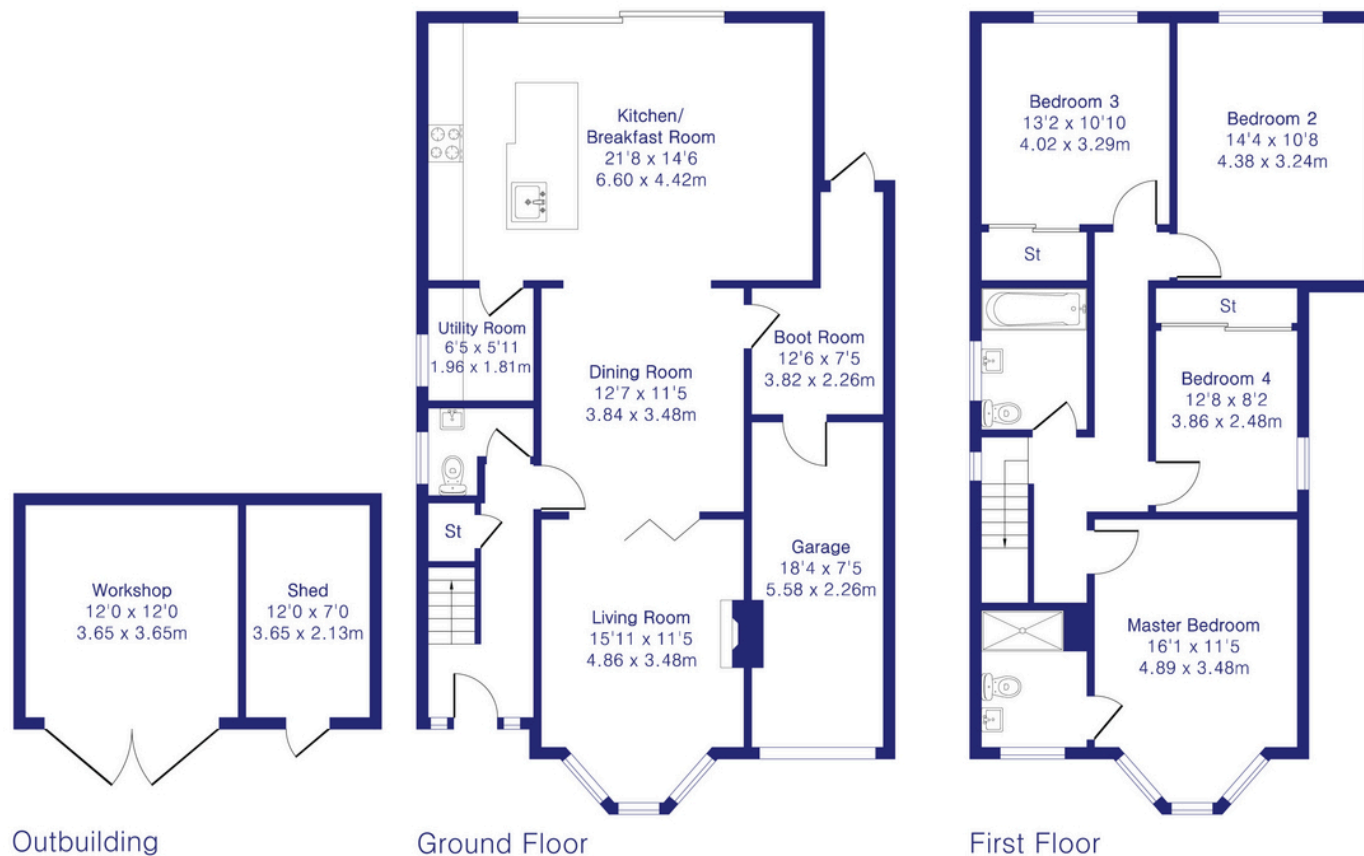


**Approximate Gross Internal Area 1812 sq ft - 168 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 798 sq ft – 74 sq m

Outbuilding Area 232 sq ft – 22 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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