



3 Chaundy Road, Tackley, OX5 3BJ

Guide Price £545,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Tackley a beautifully presented 4 bedroom home which offers spacious and flexible accommodation over three floors being sold with no onward chain.

The accommodation comprises of entrance hall, kitchen, cloak room, living room, dining room, conservatory, and utility room.

On the first floor there are three bedrooms and a bathroom with separate shower and Jacuzzi bath. On the second floor there is the master bedroom with en suite.

Garden to the front is mainly laid to lawn. Driveway parking leading to garage/store.

The rear garden enjoys a southerly aspect with mature plants and borders along with a stone built wall to the east boundary.

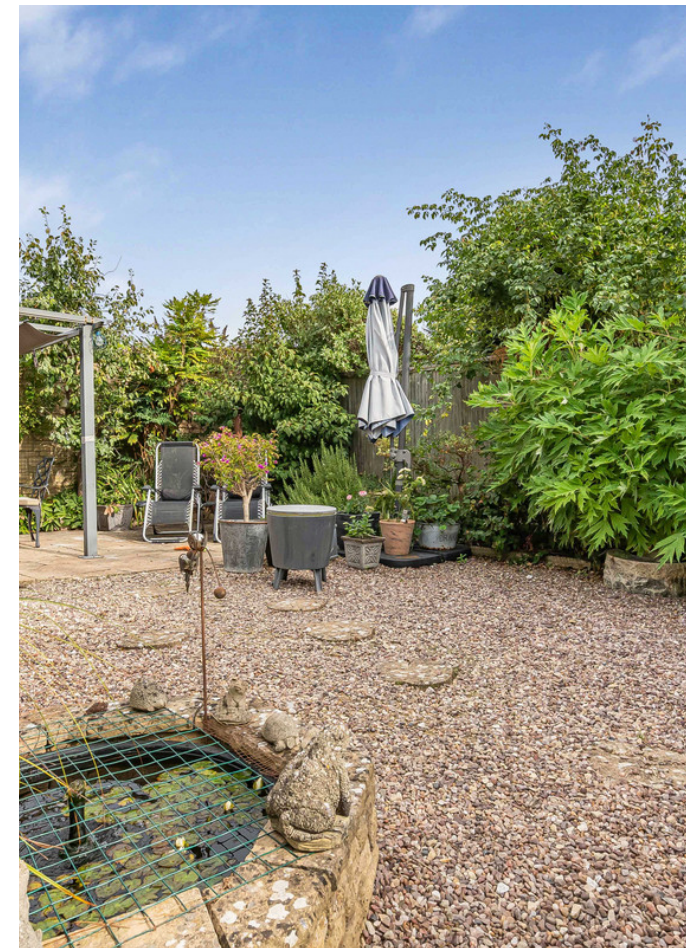
No onward chain.

Additional information to note:

- All mains services are connected.
- Water softener in kitchen.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor with Vodafone, good outdoor and variable in home with O2, EE & Three.
- 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.

- EPC Rating: C - Council Tax Band: E





Key Features

- Village location
- Four bedrooms
- Living room
- Dining room
- Kitchen
- Conservatory
- Master bedroom with ensuite
- Gardens
- Driveway parking
- No onward chain

The Location

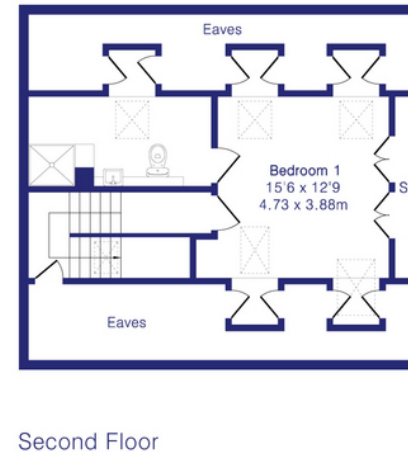
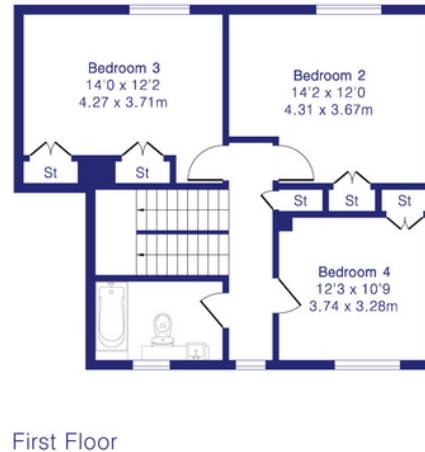
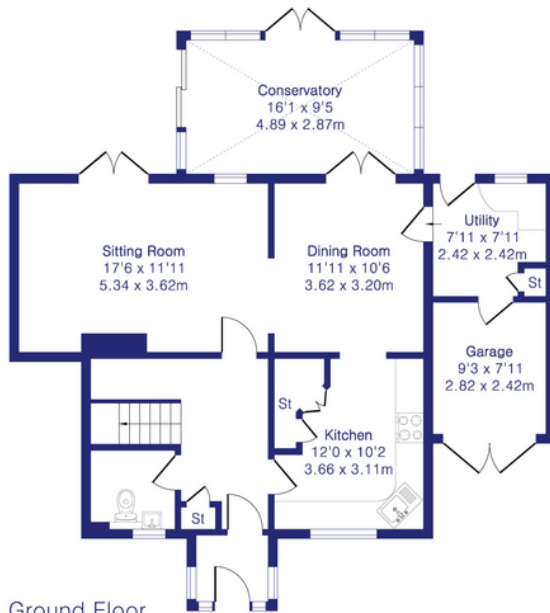
Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office and tea room, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.

**Approximate Gross Internal Area 1998 sq ft - 185 sq m
(Including Garage)**

Ground Floor Area 967 sq ft – 90 sq m

First Floor Area 629 sq ft – 58 sq m

Second Floor Area 402 sq ft – 37 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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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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