



35 Church Street, Kidlington, OX5 2BA

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming 3 bedroom stone cottage that has been sympathetically extended to provide spacious accommodation including an en-suite bathroom, family bathroom, separate sitting room, spacious kitchen/dining area with French doors leading onto a mature, rear garden, offering privacy. The property is situated in the highly sought after area of Old Kidlington within minutes of countryside walks and a short walk to the village centre and bus stops. The property owner has upgraded the insulation to improve the efficiency of the cottage. Viewing highly recommended.

Material information to note:

- Built from stone and tile
- All main services are connected
- OFCOM checker confirms there is standard, superfast to ultrafast broadband available
- OFCOM checker confirms that there is good mobile availability
- The property is in flood risk zone 1 which has a low probability of flooding
- Planning Permission: We are unaware of any planning permission within the locality that would effect this property (15/01/24)



Council Tax Band: E

EPC Rating: C

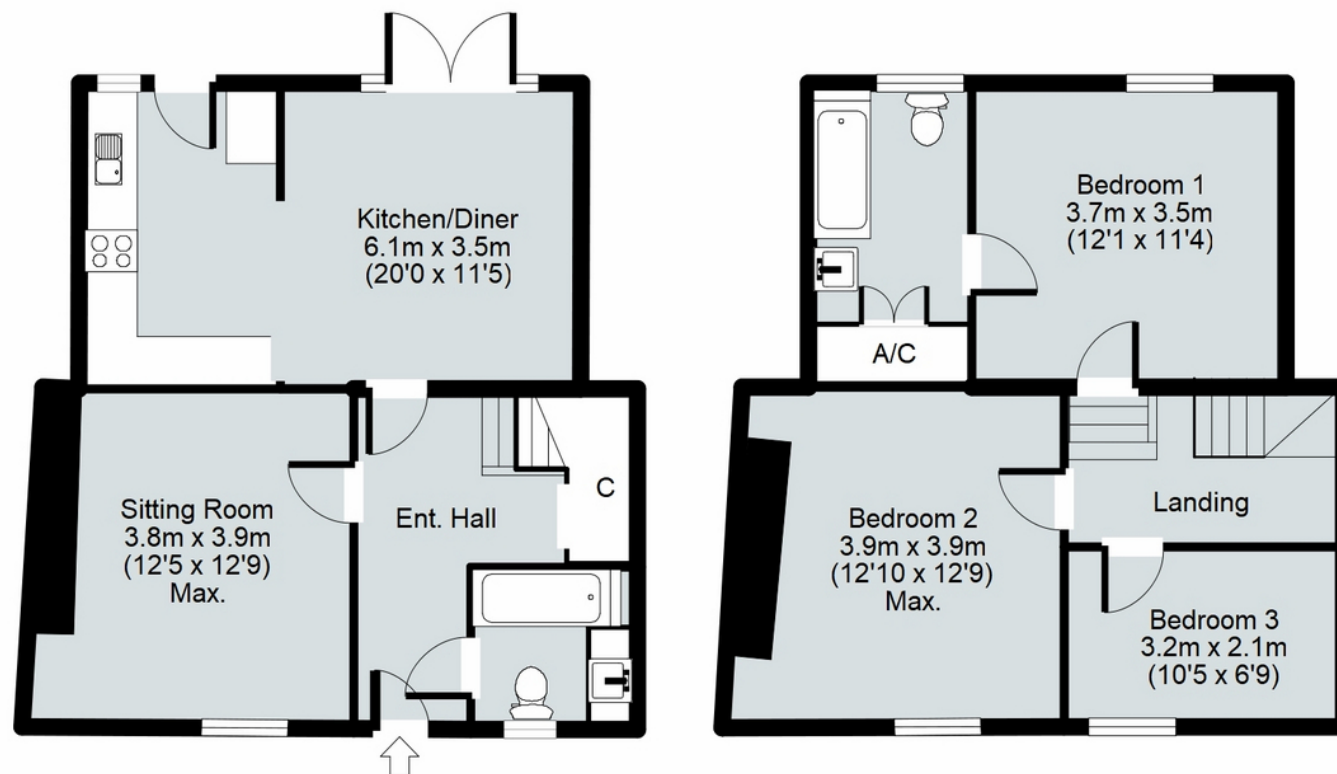


Key Features

- Charming Stone Cottage
- 3 Bedrooms
- Sympathetically extended
- Sitting Room with open fireplace
- Kitchen/Diner with ceramic floor tiling
- Family Bathroom
- En-Suite Bathroom
- Gas Central Heating with condensing boiler with an energy efficient grading of 'A'
- No-Through Road
- Highly sought-after location

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 and other nearby stations are at Oxford City Centre (c5 miles) and Bicester (10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.



APPROX GROSS INTERNAL FLOOR AREA: 91 sq. m / 984 sq ft.

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