



3 The Rookery, Kidlington, OX5 1AW

Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this small private close and being within easy reach of Kidlington village centre a lovely four bedroom detached home offering spacious and flexible accommodation.

The accommodation comprises entrance hall, living room, dining, kitchen, ground floor shower room, family room/bedroom 5 and utility. On the first floor there are four bedrooms and a family bathroom.

Outside the property benefits from mature walled gardens offering a high degree of privacy, garage with driveway parking.

The property is ideally located for easy access to the centre of Kidlington which provides a range of shops, cafes and local transport links.

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 outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice & data is limited with Vodafone & EE, likely with Three, likely voice & limited data with O2.

Council tax band: F

EPC Rating: D



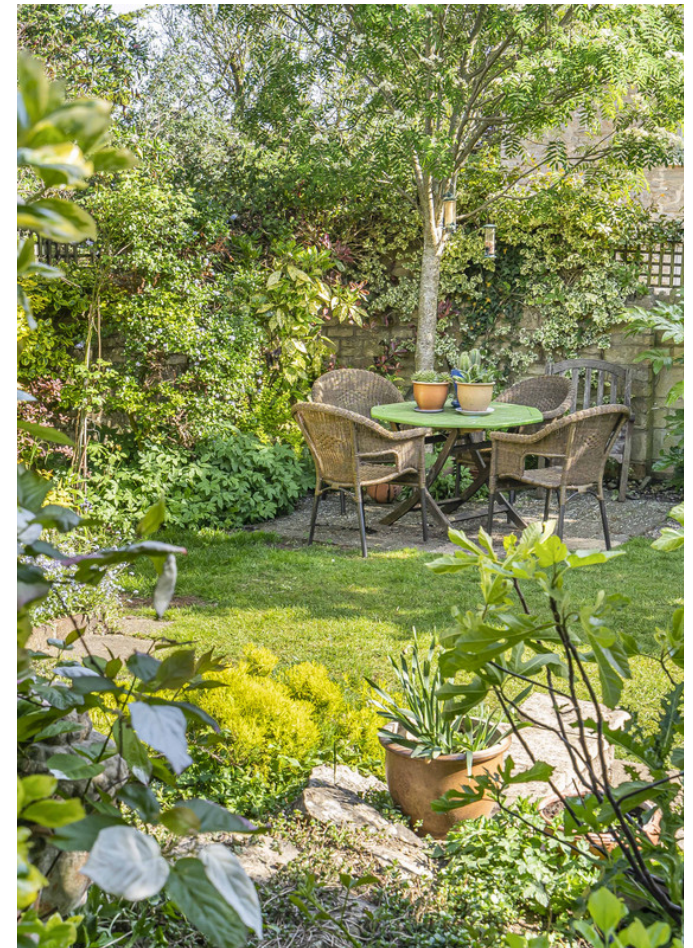


Key Features

- Detached
- Four Bedrooms
- Two reception rooms
- Downstairs shower room
- Utility
- Bathroom
- Gardens
- Garage with driveway parking
- Within easy reach of village centre

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 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.

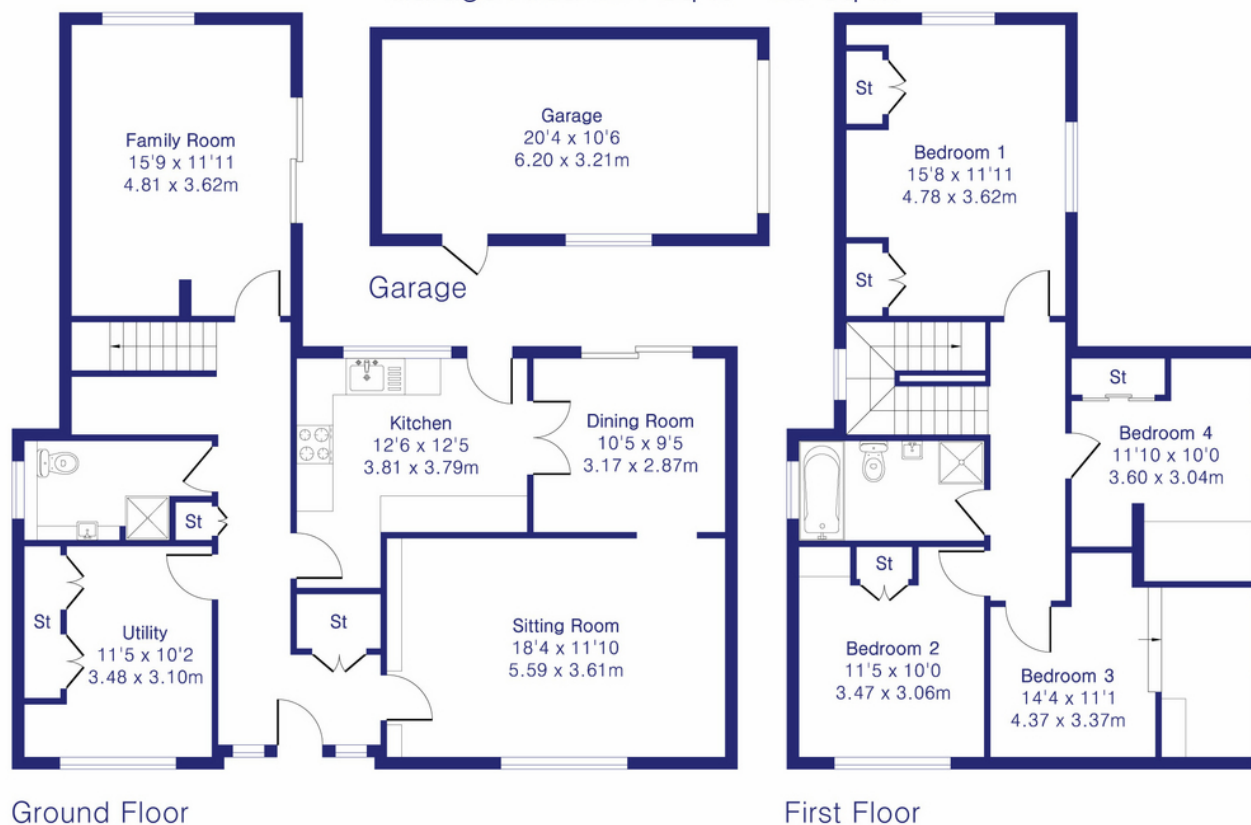


Approximate Gross Internal Area 1968 sq ft - 183 sq m

Ground Floor Area 1017 sq ft – 95 sq m

First Floor Area 737 sq ft – 68 sq m

Garage Area 214 sq ft – 20 sq m



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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.

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



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