



4 Treeground Place, Kidlington, OX5 1UB

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Formerly a 4 bedroom detached home, currently configured to 3 bedrooms, this property enjoys a lovely position within the close with a south westerly facing rear garden.

The accommodation comprises entrance hall, kitchen, utility, dining room, living room with patio doors leading onto the rear garden.

On the first floor there are three bedrooms, ensuite to the master and a family bathroom.

Gardens to the front and rear of the property with gated side access, Indian Sandstone patio. Double garage with driveway parking.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that indoors there is limited voice and data with EE, likely voice but limited data with O2, and likely voice and data with Three and Vodafone. Outdoors there is likely voice and data with all networks.
- Please contact the office for details of restrictive covenants.

Council Tax Band: E

EPC Rating: C



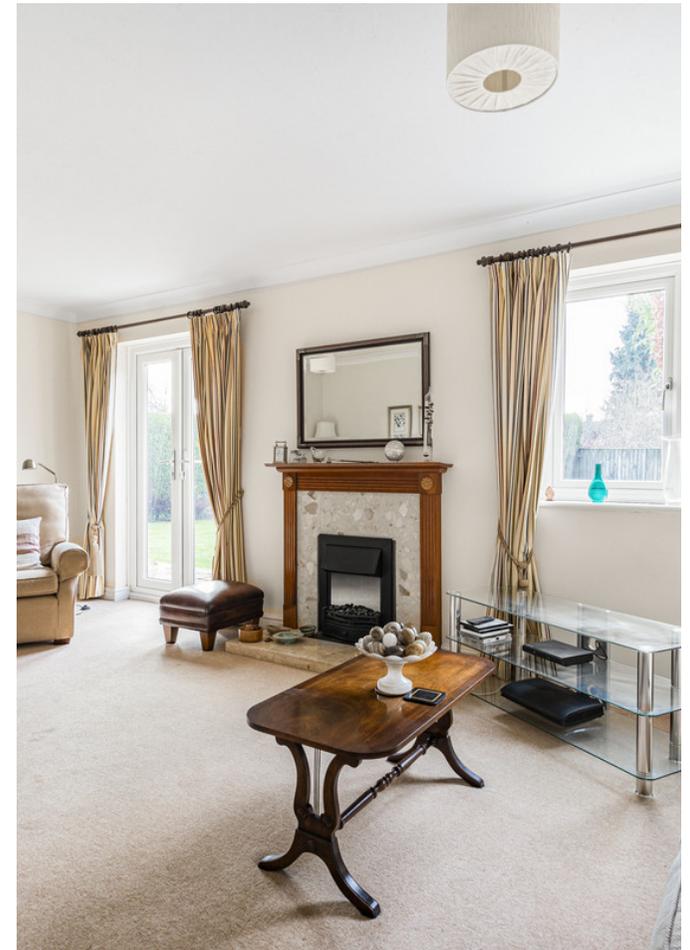


Key Features

- Detached
- 3 Bedrooms (formerly 4)
- Kitchen
- Utility
- Dining room
- Living room
- Ensuite to master bedroom
- Bathroom
- Gardens
- Double garage

The Location

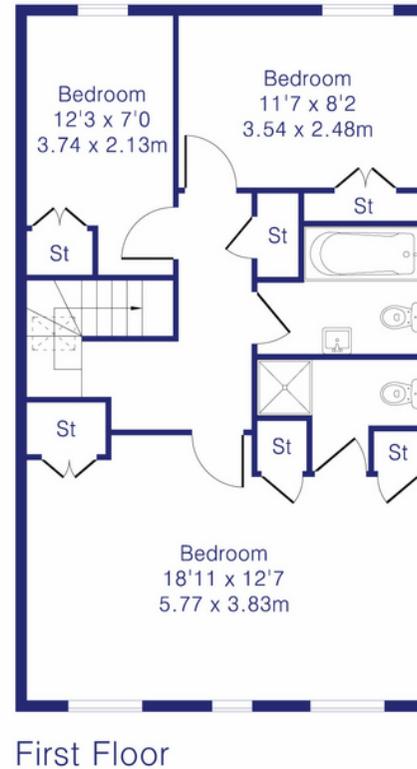
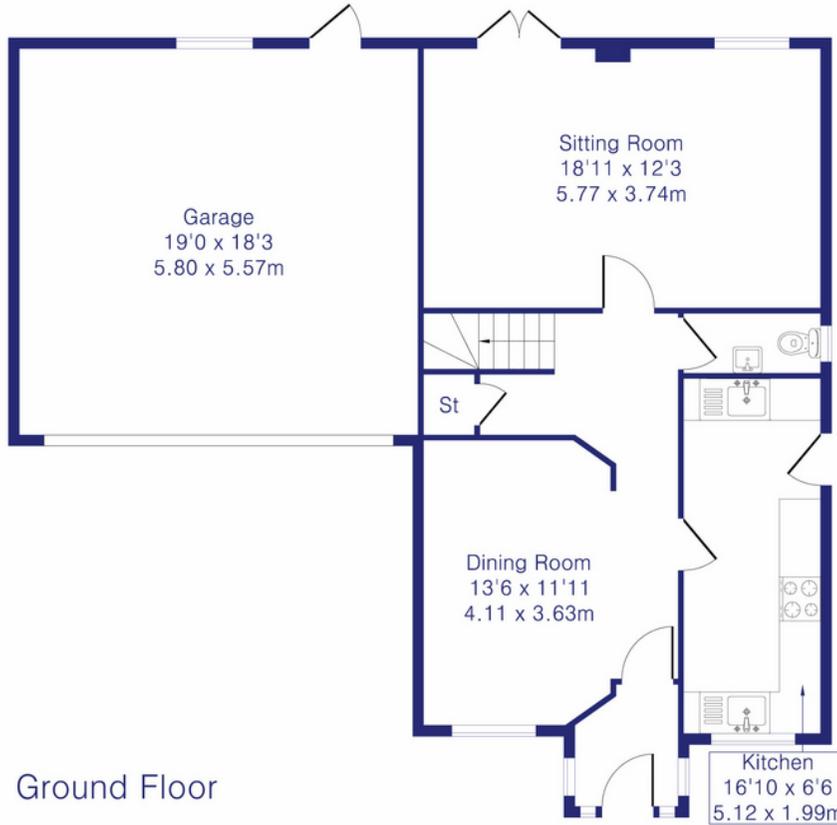
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 1594 sq ft - 148 sq m

Ground Floor Area 980 sq ft – 91 sq m

First Floor Area 614 sq ft – 57 sq m



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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.

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