



54 Meadow Way, Yarnton, OX5 1TA

Offers In Excess Of £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended semi detached home situated in the popular village of Yarnton offering flexible accommodation. The property is ideally located at the end of a road with no through traffic.

On the ground floor there is a bedroom with ensuite, cloak room, open plan kitchen/living room with french doors opening on to the rear garden.

On the first floor there are two bedrooms and a shower room.

Rear garden mainly laid to lawn with gated side access.

Parking to front(subject to vehicle size)

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast 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 EE & Three, none with O2 & limited voice and no data with Vodafone.

EPC Rating: C

Council tax: D





Key Features

- Village location
- 3 bedrooms
- Open plan Kitchen/living
- Ensuite
- Shower Room
- Cloak room
- Gardens
- No Chain

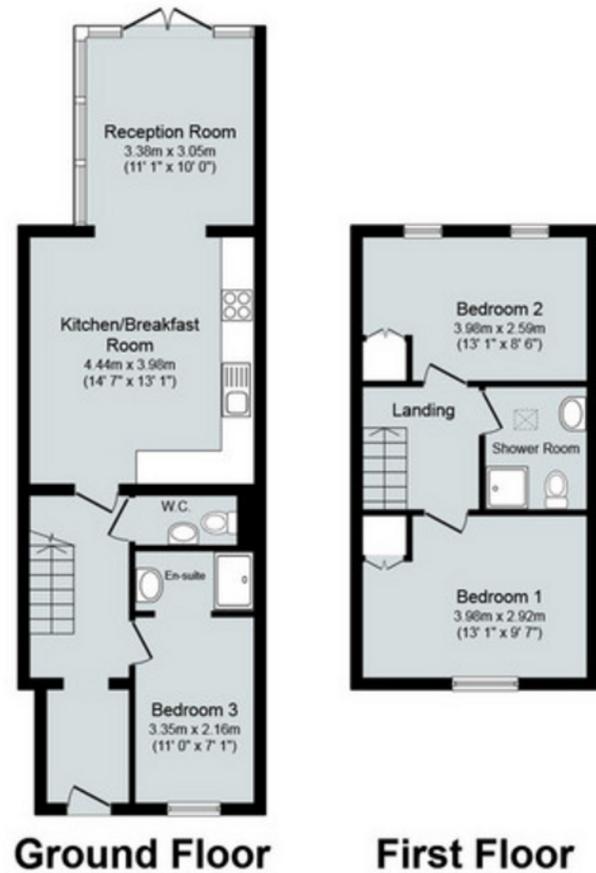
The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

Thomas Merrifield and their clients give notice that:

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.



Total floor area 84.0 sq. m. (904 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

THOMAS
MERRIFIELD
SALES LETTINGS