



6 Quarry End, Begbroke, OX5 1SF
£385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful 2 bedroom semi-detached bungalow being presented in excellent decorative condition located in a cul-de-sac forming part of this popular village.

The property comprises entrance hall, lounge, conservatory/dining room, modern kitchen, 2 good sized bedrooms, modern shower room, driveway parking for 2/3 cars, partially converted garage into work shop and manageable gardens.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to super fast broadband is available at the property.
- OFCOM checker indicates mobile reception is good (outdoor only) EE and 3, and variable (outdoor only) with O2 and Vodafone.
- In the field at the end of Quarry End there is an outline application under planning number 23/02098/OUT for a large residential and supporting social infrastructure. Highway work including new vehicular, cyclist and pedestrian roads and paths (July 2025).



EPC Rating: C
Council Tax Band: D

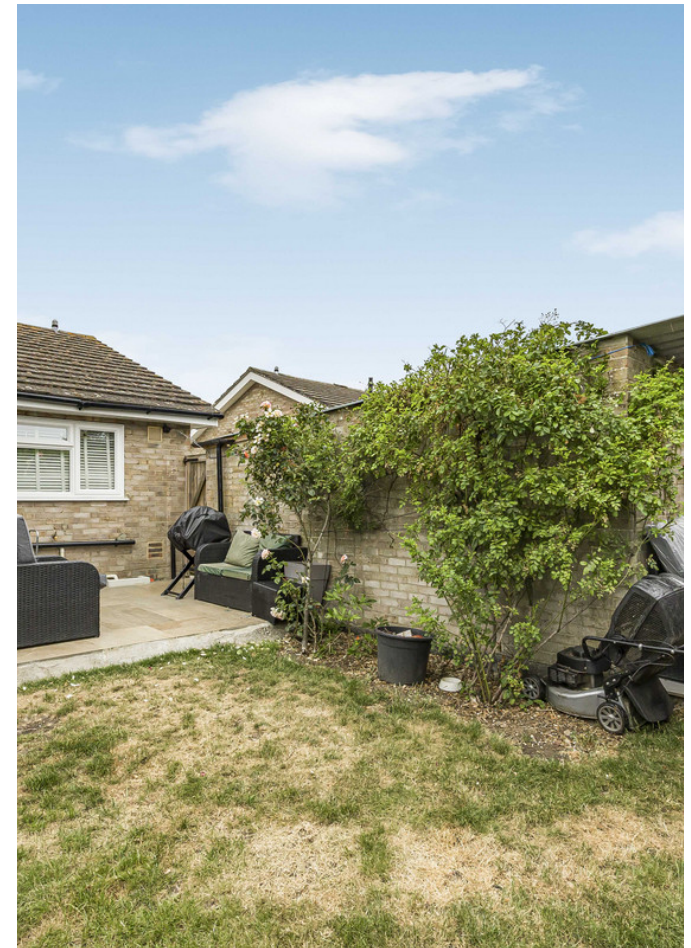


Key Features

- Semi-Detached Bungalow
- 2 Bedrooms
- Modern Kitchen
- Modern Shower Room
- Conservatory/Dining Room
- Excellent Decor
- Gas Heating to Radiators
- Double Glazed
- Cul-De-Sac Location
- Viewing Recommended

The Location

Begbroke lies c.6 miles North of Oxford straddling the A44. The Village has a village hall with sports and social club, public house with a more comprehensive range of shopping and recreational amenities available in nearby Woodstock and Kidlington. There is a regular bus service to Oxford, Woodstock and a mini bus service operates to Kidlington. The M40 (j.9) is within 10 miles, giving access to London and The Midlands. Access to railways are at Oxford (4 miles) and Bicester (10 miles) – London 60 mins approx. and the new Oxford Parkway Railway Station now open at Water Eaton, Kidlington will benefit local residents even further travelling to London.



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.

Kidlington Office

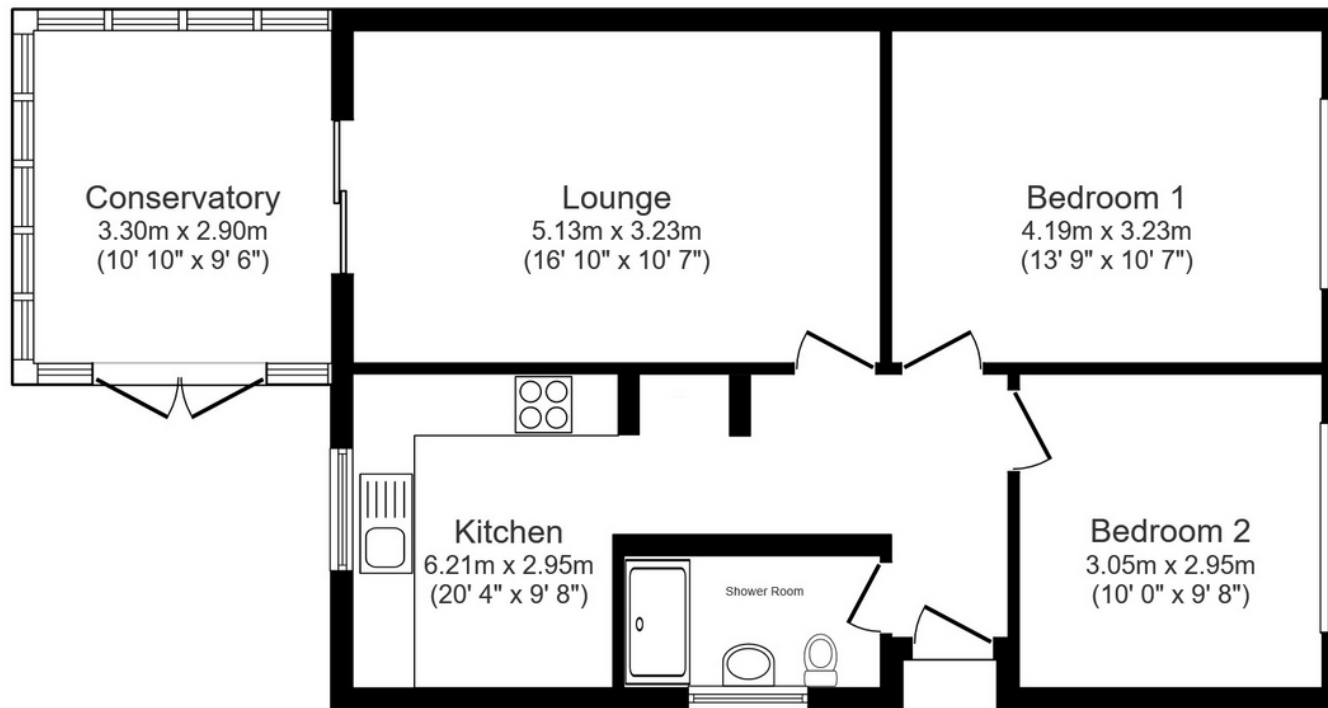
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Floor Plan

Floor area 69.5 sq.m. (748 sq.ft.)

Total floor area: 69.5 sq.m. (748 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io