



202 Cassington Road, Yarnton, OX5 1QD

Guide Price £1,295,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented detached Grade II listed farmhouse offering spacious and flexible accommodation.

Enjoying an elevated position on the outskirts of Yarnton village this 5 bedroom detached property is a must view. The accommodation comprises a spacious entrance hall, cloak room and stairs leading to the first floor. The drawing room enjoys an inglenook fireplace with a log burning stove, triple aspect and with French doors leading to the garden. The dining room has flagstone flooring, double aspect and an inglenook fireplace. A kitchen/breakfast room with gas fired aga, a secondary staircase leading to the first floor. A good sized utility room which benefits from a walk in larder, Belfast sink and door to the rear garden.

On the first floor there are 5 bedrooms, bathroom and shower room.

To the front there is a good sized garden with a gravelled driveway leading to a double garage.

A mature and well maintained rear garden with an outbuilding and a terrace to enjoy your evenings.

Additional information to note:

- Mains water, gas and electric.
- OFCOM checker indicates that standard and superfast broadband is available at the property.
- OFCOM checker indicates that mobile voice and data is likely outside. Inside mobile voice and data limited with O2 & Vodafone, none with Three & EE.

EPC Rating: E

Council Tax Band: G





## Key Features

- Village location
- 5 Bedrooms
- Detached
- Drawing room
- Dining room
- Kitchen/breakfast room
- Utility
- Gardens
- Double garage with driveway parking
- Grade II listed

## 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.



**Approximate Gross Internal Area 2803 sq ft - 260 sq m  
(Excluding Garage/Outbuilding)**

Ground Floor Area 1465 sq ft – 136 sq m

First Floor Area 1338 sq ft – 124 sq m

Garage Area 287 sq ft – 27 sq m

Outbuilding Area 79 sq ft – 7 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**

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

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

