



22 Nethercote Road, Tackley, OX5 3AW

Guide Price £1,900,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in the popular village of Tackley, a wonderful opportunity to acquire a unique property offering spacious and versatile accommodation and gardens. The property is being sold with no onward chain. Currently utilised separately as Street Farm, The Hall & The Studio offering a wealth of character, charm and space overlooking the courtyard and benefitting from additional garden. There are also 2 store rooms and a garage.

Street Farm - Kitchen/dining room, living room, sitting room, 5 bedrooms and dressing room, ensuite to master bedroom, bathroom and shower room.

The Hall - Kitchen/dining room, sitting room, bedroom with dressing room, study.

The Studio - Kitchen, studio/living space, shower room, bedroom.

For more details please contact the Kidlington office on 01865 379880.

Material information to note:

- OFCOM checker confirms there is standard to ultrafast broadband available at this postcode
- OFCOM checker confirms there is fair coverage for mobile, see ofcom.org.uk for more details.
- Mains electric, water and drainage connected.

The Hall has flooded twice from surface water in the past 40 years; once in December 2020 and again some relatively minor damage was caused in September 2024

- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

- Street Farm: Council Tax Band: G EPC Rating: F - The Hall: Council Tax Band: B EPC Rating: G - The Studio: Council Tax Band: B EPC Rating: F







## Key Features

- Village location
- 7 Bedrooms
- Courtyard setting
- Studio
- Character property
- Beautiful vaulted ceiling
- Kitchens
- Gardens
- No onward chain

## The Location

Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.



