



5 Quarry End, Begbroke, OX5 1SF  
£350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A 2 bedroom semi-detached bungalow situated in a cul-de-sac with a small conservatory, re-fitted kitchen, gas central heating, double glazing, garage and enclosed garden.

Additional information to note:

- Mains gas electric, water and drainage connected.
- OFCOM checker indicates that standard and superfast broadband is available at the property.
- According to OFCOM indoor mobile and data is limited with EE & Three, and unlikely with O2 and Vodafone. Outdoors mobile and data is good with EE & Three, and variable with O2 and Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: D







## Key Features

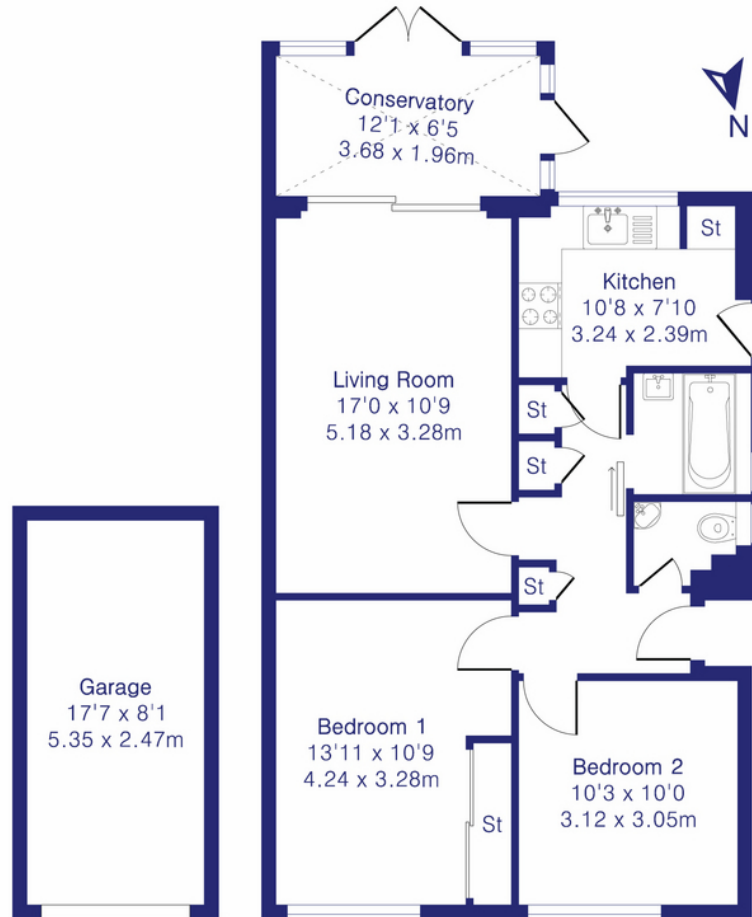
- 2 Bedrooms
- Sitting Room
- Refitted Kitchen
- Bathroom
- Separate W.C
- Gas Central Heating
- Double Glazing
- Garage
- Enclosed Garden
- Cul-De-Sac Location

## 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.



**Approximate Gross Internal Area 758 sq ft - 70 sq m  
(Excluding Garage)**  
Garage Area 142 sq ft – 13 sq m



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.



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