



£550,000

THOMAS
MERRIFIELD

SALES LETTINGS

8 Church Street Old Kidlington Oxon OX5 2BB

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Attractive stone built 'cottage-style' family home built in 2001 being presented in excellent décor throughout and located in one of the most prestigious roads in Old Kidlington. The property enjoys a high specification to include modern kitchen, exposed beams, brick fireplace, wooden flooring. The property also benefits from approved planning permission for a ground floor extension under planning number 21/01884/F. The southerly facing garden enjoys a gazebo area, decking area and benefits from views of a private adjacent orchard. Church Street provides access to St Marys Church, Kidlington High Street and open countryside. An internal inspection is strongly recommended.

Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 55 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (10 miles). Open countryside and the River Cherwell are within easy walking distance of the property. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website www.kvoice.co.uk.



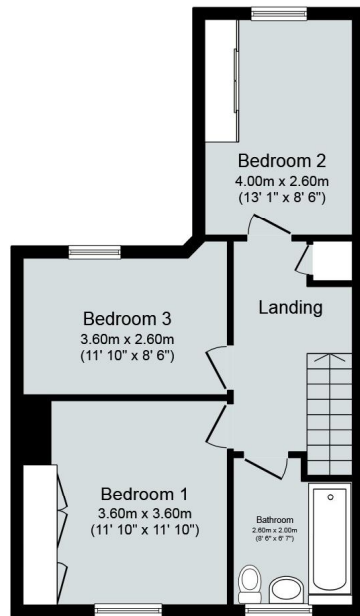
Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn right at the 3rd set of main traffic lights into Sterling Road Approach. Continue round into the High Street and follow the road to the crossroads. Proceed across into Church Street and the property can be found on the right-hand side.

Local Authority: Cherwell District Council Tax Band: E

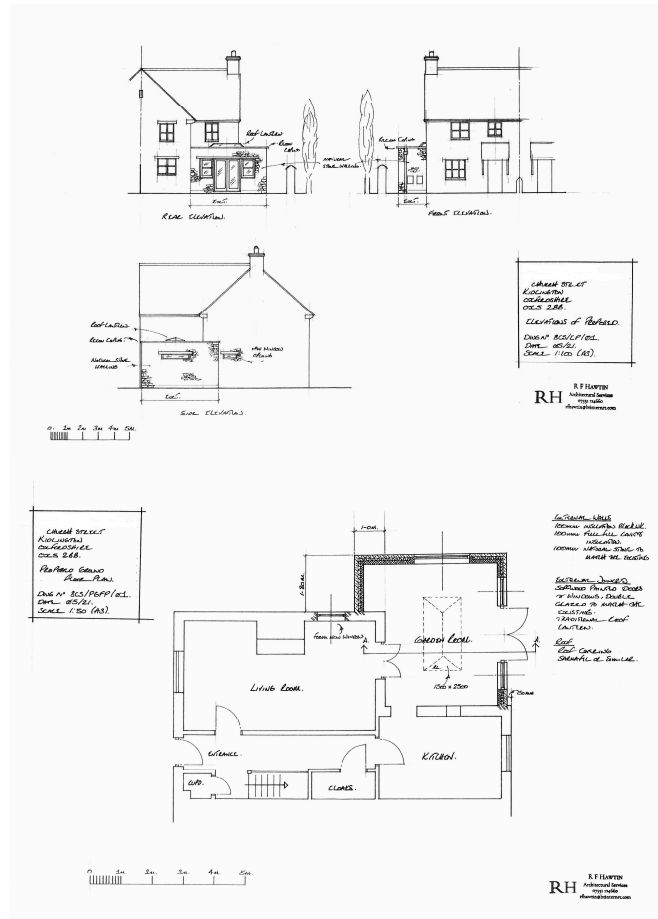




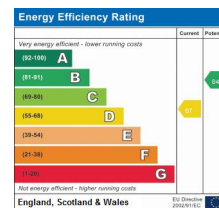
- Modern Stone Cottage
- Semi-detached
- 3 good sized Bedrooms
- Modern fitted Kitchen
- Downstairs Cloakroom
- Character features
- Southerly facing Garden
- Driveway Parking
- Access to St Marys Church and countryside walks beyond
- Access to High Street
- Benefits from views of a private adjacent orchard



First Floor



Total floor area 106.1 sq.m. (1,142 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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