



£460,000

THOMAS
MERRIFIELD
SALES LETTINGS

2 Follets Close Yarnton Oxon OX5 1TB

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Set in a small Close a beautifully presented and extended four bedroom family home with en-suite to master bedroom, kitchen/dining room, gardens and garage with driveway parking. Viewing advised.

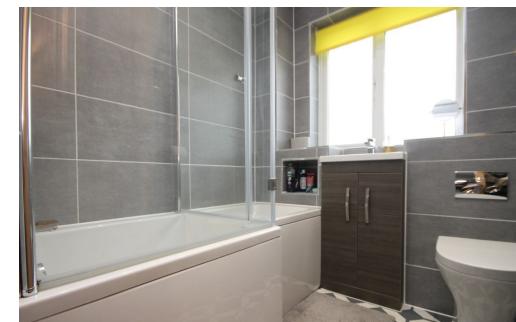
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available 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. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles) – London 60 mins approx.



Directions: From Oxford proceed onto the A44 towards Woodstock. At the roundabout turn left into Cassington Road, right into Great Close Road and 3rd right into Follets Close.

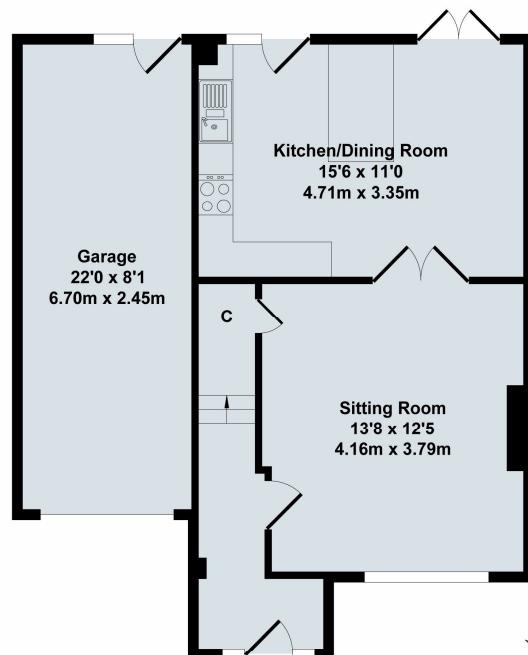
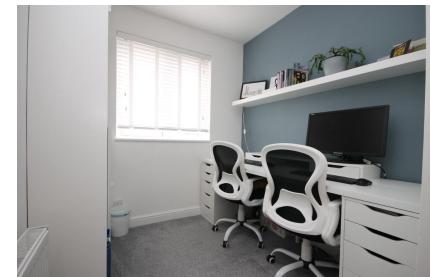
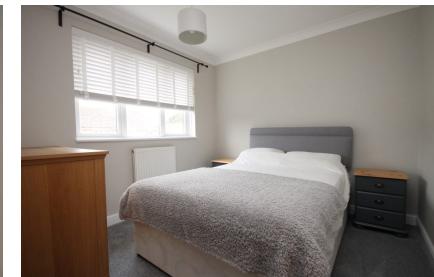
Local Authority:

Cherwell District Council Tax Band: D

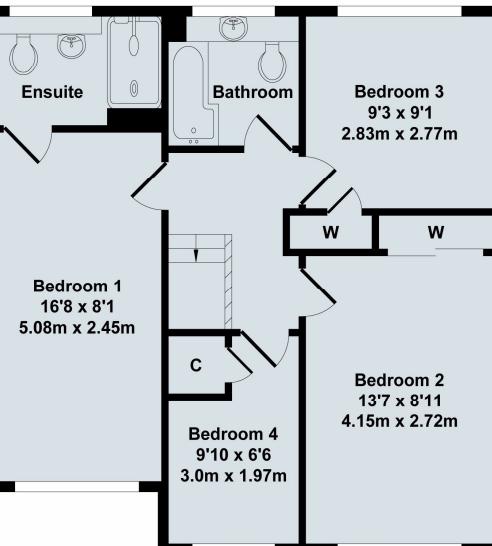




- Semi-detached house
- Extended
- 15'6" Kitchen/Dining Room with doors to garden
- 13'8" Sitting Room
- 4 Bedrooms
- En-suite to Master Bedroom
- Family Bathroom
- Gardens
- Garage
- Driveway Parking
- Double glazing
- Gas central heating



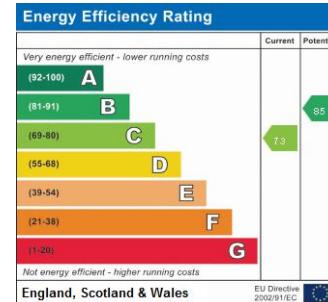
Ground Floor



First Floor

Total Approx. Floor Area 1161 Sq.Ft. (107.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Contact:

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