

A two-story brick house with a grey tiled roof. The front facade features several windows with dark brown frames. A small satellite dish is mounted on the left side of the house. A gravel driveway leads to a large wooden garage door on the right. The house is surrounded by a lawn and some trees with autumn foliage. A blue sky with white clouds is visible in the background.

GP
£550,000

THOMAS
MERRIFIELD

SALES LETTINGS

10 Broad Close Kidlington Oxon OX5 1BE

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An executive modern 4 bedroom detached family house situated at the end of a quiet cul-de-sac location in this highly popular village location. The property comprises entrance porch, entrance hall, cloakroom, double aspect, 20' living room, 15' kitchen, conservatory, 4 bedrooms and family bathroom. Outside the property enjoys a large garden and double garage with additional gravelled parking area.

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.

Local Authority:

Cherwell District Council Tax Band: E

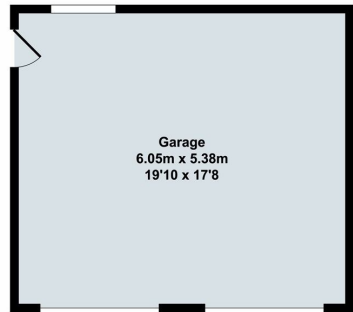


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn left at the second main set of traffic lights into Yarnton Road. Broad Close is the first turning on the right-hand side towards the bottom.

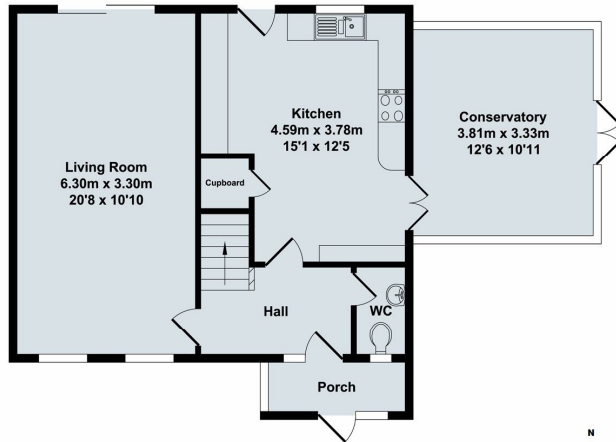




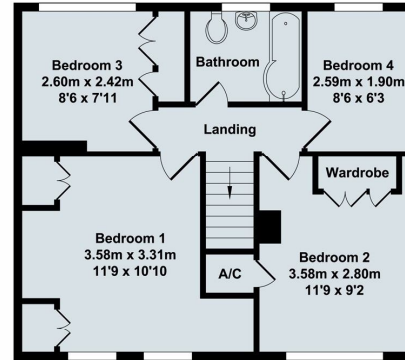
- Detached Family House
- 20' Living Room
- Conservatory
- 15' Kitchen
- 4 Bedrooms
- Modern Bathroom
- Double Garage
- Large garden
- Cul-de-sac location
- Close to open countryside
- Access to village and schools
- No onward chain



Garage
Approx. Floor
Area 32.55 Sq.M.
(350 Sq.Ft.)



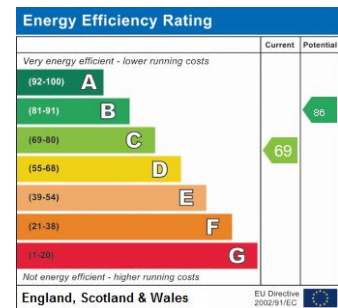
Ground Floor
Approx. Floor
Area 61.15 Sq.M.
(658 Sq.Ft.)



First Floor
Approx. Floor
Area 45.23 Sq.M.
(487 Sq.Ft.)

Total Approx. Floor Area 138.93 Sq.M. (1495 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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