



72 CHOREFIELDS KIDLINGTON OX5 1SY

Located at end of cul-de-sac · Flexible accommodation
Gas central heating · Double glazing · Conservatory
Three first floor bedrooms · Dressing room · Ground
floor bedroom with adjacent shower room.

DESCRIPTION

A three/four bedroom detached house located at the end of a cul de sac close to central amenities, shops, pubs and restaurants as well as schools and sports facilities. The accommodation has been extended and provides a high degree of flexibility. The ground floor benefits from two well proportioned reception rooms, a conservatory, kitchen and a ground floor bedroom with adjacent shower room. The first floor has three good sized bedrooms with the principal bedroom being accessed through a useful dressing room. There is a refitted bathroom on the first floor.

Outside, there is a driveway which leads to a garage, an area of front garden and a good sized rear garden with two timber garden sheds.

LOCATION

Kidlington is a substantial Oxfordshire village offering an excellent range of local amenities, including a sports centre, police and fire stations, supermarkets, a mix of independent and national retailers, a library, two doctors' surgeries, dentists, a Post Office, four primary schools and a secondary school. The village also benefits from a selection of restaurants serving a variety of cuisines.

Ideally located, Kidlington provides easy access to the M40 and Oxford city centre, supported by a frequent bus service. Oxford Parkway station (circa 1.5 miles away) offers convenient rail links to London, with further stations available in Oxford (circa 5 miles) and Bicester (circa 10 miles). Open countryside and the River Cherwell are within comfortable walking distance of the property.

AN EXTENDED 3/4 BEDROOM DETACHED HOUSE LOCATED IN A TUCKED AWAY CUL DE SAC LOCATION. END OF CHAIN



FURTHER INFORMATION

Tenure: Freehold
Local Authority: Cherwell District Council
All mains services are connected
Gas fired central heating
Garage and driveway parking

According to Ofcom, Ultrafast broadband is available and mobile coverage is good outdoor and variable indoor.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX5 1SY

what3words:///dove.supported.forms

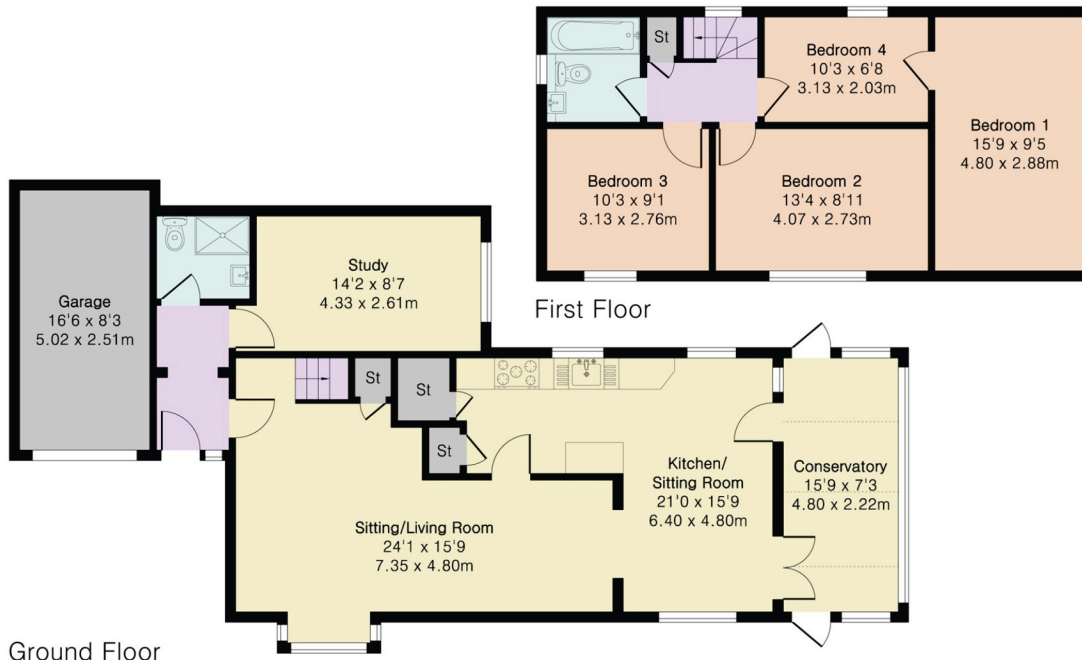


**Approximate Gross Internal Area 1446 sq ft - 135 sq m
(Excluding Garage)**

Ground Floor Area 899 sq ft – 84 sq m

First Floor Area 547 sq ft – 51 sq m

Garage Area 136 sq ft – 13 sq m



Ground Floor

First Floor



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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