



THOMAS
MERRIFIELD
SALES LETTINGS

New House 1A Freeborn Close Kidlington

New House, 1A Freeborn Close Kidlington Oxon OX5 2BH

A NEW 4 bedroom detached house situated in a sought-after location with views over open land to the rear only a short distance to countryside walks. The property benefits from spacious accommodation including a separate sitting room, large kitchen/dining room, cloakroom, family bathroom, en-suite shower room, driveway parking and enclosed rear garden.

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 new 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

Council Tax Band: to be confirmed

Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Turn right at the 3rd main set of traffic lights and follow the road round into the High Street and to the crossroads. Turn left onto The Moors, right into St Marys Close and Freeborn Close is on the right-hand side at the end of this road.





Price £599,950
Freehold

Specification

KITCHEN & UTILITY

- Bespoke fitted kitchen with breakfast bar and stone work surfaces
- Bosch appliances, including: Integrated Fridge Freezer, Dishwasher, Double Oven and Gas Hob.
- Tiled floors by Porcelenosa with underfloor heating.

LIVING ROOM

- Generous open plan living area
- Log burner
- Underfloor heating
- Engineered oak flooring

BATHROOMS, ENSUITES & CLOAKROOMS

- Duravit Sanitary ware and vanity units
- Hansgrohe brassware and showers
- Bath in main bathroom and shower in master bedroom en-suite
- Heated towel rails
- Wall and floor tiling

ELECTRICAL, HEATING & LIGHTING

- Gas central heating supplying underfloor heating to ground floor with radiators to first floor.
- LED down lighters to main rooms and pendant lights to remaining rooms
- Log burner to living room
- Cabling ready for superfast broadband and satellite installation
- TV & Satellite points in main rooms

DECORATION & FINISH

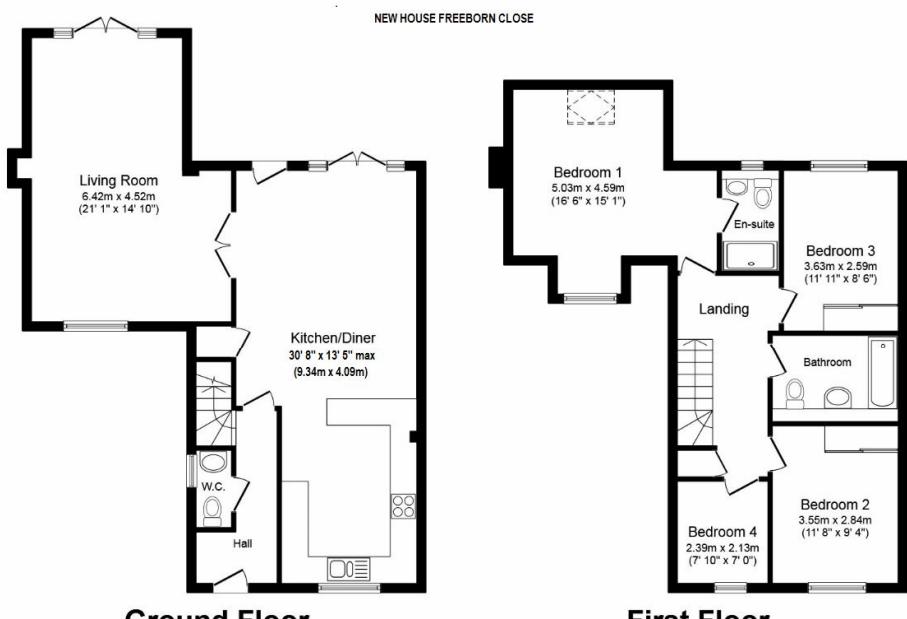
- Tiled/wood flooring to ground floor areas, kitchen and hallways
- Painted, solid Shaker doors
- Oak staircase
- Satin and Chrome ironmongery

EXTERNAL FINISH

- Patio
- External tap

PEACE OF MIND

- 10-year Premier Guarantee



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental (CO ₂) Impact Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	



**THOMAS
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S A L E S L E T T I N G S

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