



**Broad Field Road**

Yarnton, Oxfordshire OX5 1UL

**Carter Jonas**

## 5 BROAD FIELD ROAD, YARNTON, OXFORDSHIRE OX5 1UL

Entrance hall, sitting room, conservatory, study, kitchen/dining/family room, utility room, cloakroom, 4 bedrooms (1 en-suite), bathroom.  
East facing garden, games room, garage, driveway

### DESCRIPTION

Situated in this desirable location on the edge of the village of Yarnton with easy access to Oxford, this modern family home provides excellent accommodation arranged over two floors with potential to extend further into the roof space subject to the necessary consents. The property is complemented by a mature East facing garden, a garage and a driveway providing ample off-street parking. Built around 2001, the property has been improved in recent years and now offers flexible accommodation arranged over two floors with four bedrooms and two bathrooms. The ground floor provides an entrance hall with study and cloakroom off, a good-sized sitting room opening to the conservatory which enjoys an outlook over the garden, and forming the heart of the house, the kitchen/dining/family with utility room off and direct access to the garden. The garden in more recent years has been opened up to create an ideal open plan family gathering space. At first floor are the principal bedroom suite, three further bedrooms and the family bathroom.

### OUTSIDE

The house is complemented by a mature garden to the rear, principally laid to lawn with mature shrubs and dress and separate areas for sitting and enjoying alfresco dining. To the front of the house, the driveway provides parking for 4 cars in front of the garage. Part of the garage has been converted to create an ideal games room with a separate storage area.

## MODERN FAMILY HOME IN DESIRABLE VILLAGE LOCATION CLOSE TO OXFORD WITH EASY ACCESS TO ROAD AND RAIL LINKS



## SITUATION

Yarnton is ideally placed for easy access onto the A34, M40 and M4. It has a well-regarded primary school, church, village hall, supermarket/post office, petrol station, pub, restaurant, farm shop and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The property is located in the catchment area for William Fletcher Primary School and The Marlborough Secondary School in Woodstock and there are mainline railway stations nearby to both London Paddington and Marylebone. There is a regular bus service to Oxford and the M40 is within 10 miles, giving access to London and Midlands.

## ADDITIONAL INFORMATION

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

### Services

All mains services are connected. Gas fired central heating.

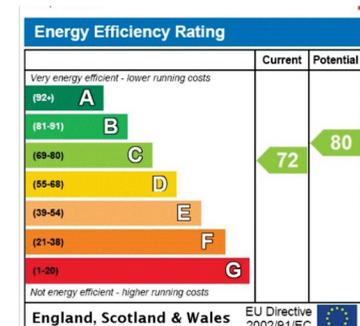
### Tenure

Freehold with vacant possession on completion.

**Directions:** OX5 1UL



Approximate Gross Internal Area 2149 sq ft – 199 sq m  
 Ground Floor Area 1024 sq ft – 95 sq m  
 First Floor Area 766 sq ft – 71 sq m  
 Garage Area 359 sq ft – 33 sq m



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