



Broad Field Road

Yarnton, Oxfordshire, OX5 1UL

Carter Jonas

22 BROAD FIELD ROAD, YARNTON, OXFORDSHIRE, OX5 1UL

Entrance Hall, Sitting Room, Dining Room, Study,
Kitchen/breakfast Room, Utility Room, Cloakroom, 5
Bedrooms (2 en-suite), Family Bathroom.
Mature gardens, Detached Double Garage, Driveway

DESCRIPTION

Situated in this desirable location on the edge of the village of Yarnton with easy access to Oxford, this detached property offers a spacious five-bedroom family home complemented by a mature rear garden, and a detached double garage.

Built around 2001, the accommodation provides particularly light and spacious rooms arranged over two floors. The ground floor boasts a welcoming reception hall with cloakroom room and study off, a spacious double aspect sitting room with fireplace and French doors opening to the terrace and garden, a separate dining room and a fully fitted kitchen/breakfast room overlooking the rear garden with adjoining utility room with direct access to the side of the house. At first floor level are the principal bedroom and guest bedroom suites both with fitted wardrobes and en-suite shower rooms, three further bedrooms and the family bathroom.

OUTSIDE

To the front of the house is a small garden with pathway leading to the front door, and a driveway providing parking in front of the detached double garage from where a side access leads to the garden at the rear. Providing an attractive setting, the enclosed mature garden is principally laid to lawn with a variety of trees and shrubs with a terrace leading off the rear of the house.

LOCATION

Yarnton is ideally placed for easy access onto the A34, M40 and M4. It has a well-regarded primary school, church, village hall, general practitioner's surgery, supermarket/post office, petrol station, pub, restaurant, farm shop and

A MODERN FIVE BEDROOM FAMILY HOME ENJOYING AN EXCELLENT LOCATION WITH EASY ACCESS TO OXFORD, LOCAL AMENITIES AND ROAD AND RAIL LINKS



garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Kidlington and Woodstock, a thriving market town on the edge of the Blenheim Palace estate with its wonderful grounds. 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 the Midlands.

ADDITIONAL INFORMATION

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

Tenure: Freehold with vacant possession on completion

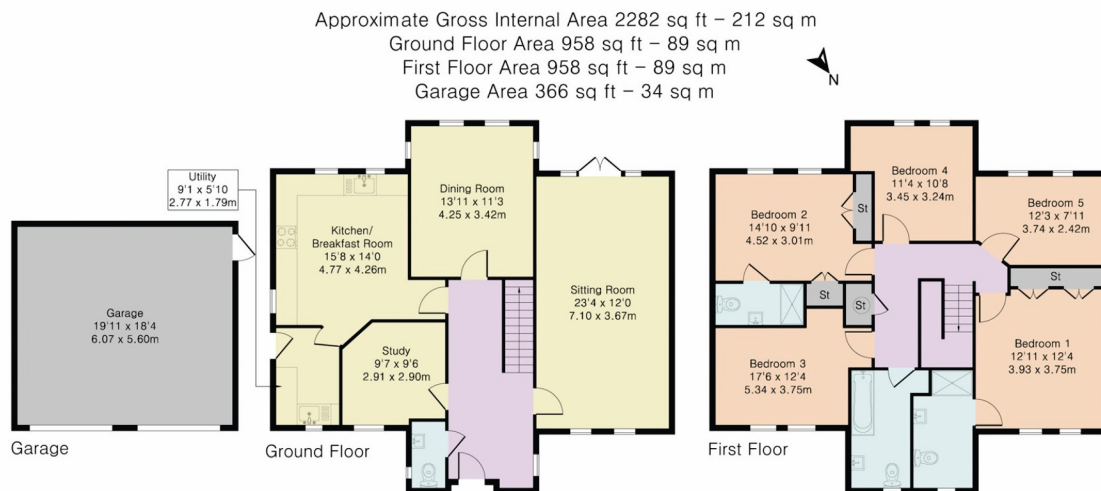
Services: All mains services are connected, gas fired central heating.

Local Authority: Cherwell District Council Council Tax: Band F

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, two providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 220mbps upload speed, subject to availability.





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 as defined by RICS code of measuring practice. No guarantee is given on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England, Scotland & Wales EU Directive 2002/91/EC		

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Offices throughout the UK



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