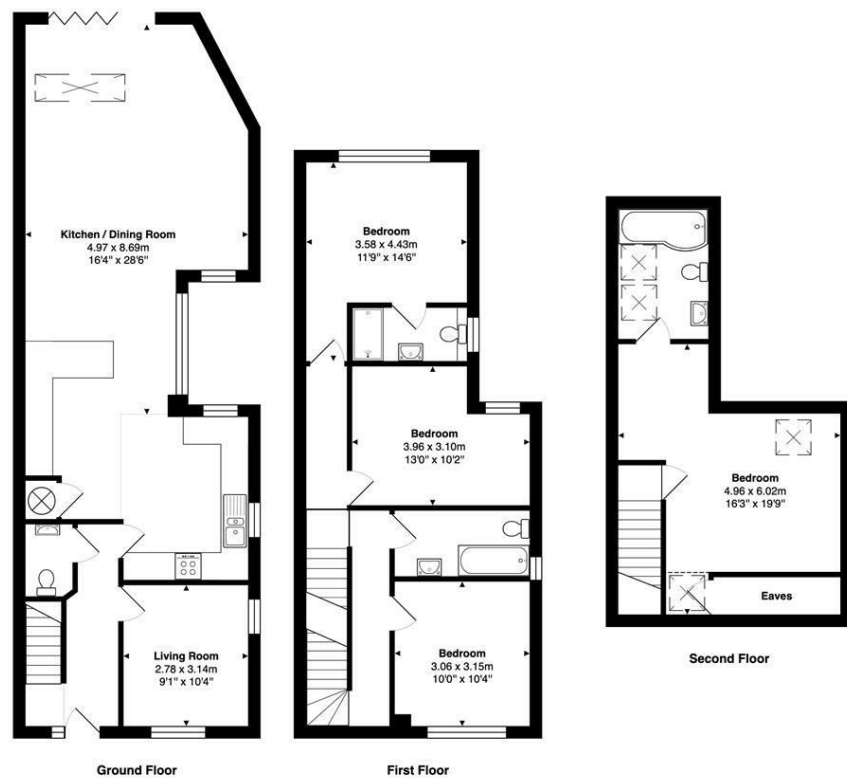




12, SANDHILL ROAD, KIDLINGTON, OX5 1RS

FLOWERS 
ESTATE AGENTS



Approximate Gross Internal Area
154.7 m² ... 1666 ft² (excluding eaves)

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk





12, Sandhill Road, Kidlington, OX5 1RS

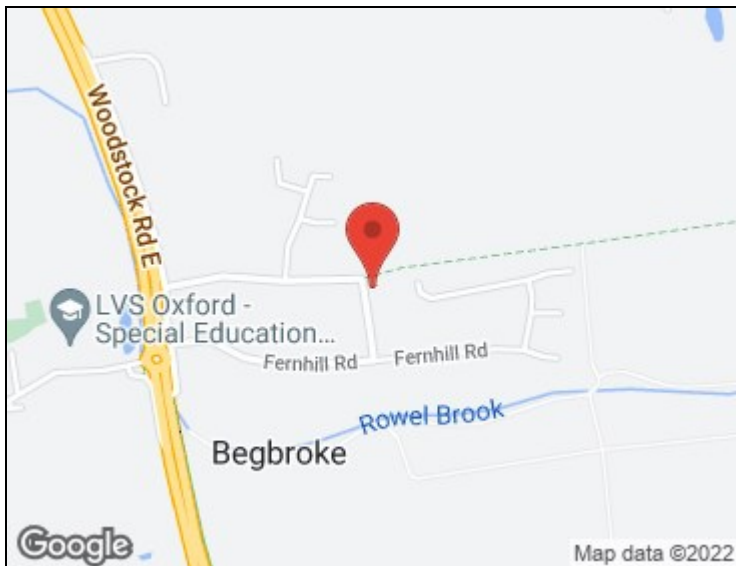
Freehold

- New build
- Kitchen/family area
- Four bedrooms
- Enclosed rear Garden
- Within catchment of Woodstock schools
- Open plan ground floor living
- Modern appliances
- Two en-suites
- Ample driveway parking with electric charging point

One of 2 new semi-detached properties built by local builders. This contemporary home is well proportioned with a bright, airy feel and attractive modern styling. Accommodation includes a hallway with cloakroom, snug and an impressive open plan kitchen/family room with high quality integrated appliances and bi-fold doors opening to the rear garden. The first and second floors offer four bedrooms, two with en-suites, and a family bathroom. Outside there is a generous rear gardens and ample driveway parking. NO ONWARD CHAIN. Awaiting EPC.



' RARE OPPORTUNITY TO PURCHASE A NEWLY CONSTRUCTED HOME IN THE MUCH SOUGHT AFTER VILLAGE OF BEGBROKE '



CONTACT

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Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Begbroke

Is a village located between Woodstock and Oxford with good transport links to both (including a cycle path) and good access to the newly opened Oxford Parkway railway station which provides a service to London, Marylebone in approx 40 minutes. Part of the village dates back to the 12th century and includes a Norman Church. Amenities include a Village Hall and Pub and the nearby town of Woodstock provides a bank, shops, bars, restaurants and schooling. The near-by Begbroke Science Park is home to many of the Oxford University research groups.

Services

Connected to all mains services

Local Authority: Cherwell District Council

Council Tax Band:

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

