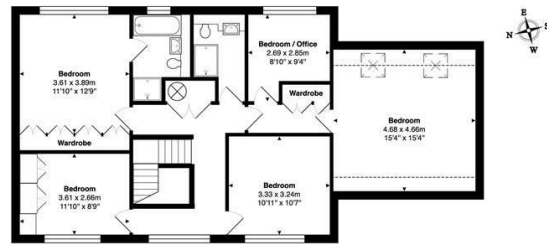


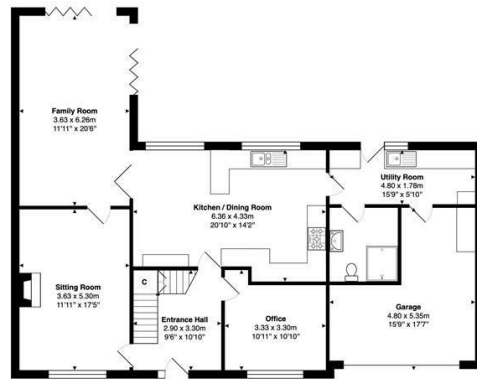


87, MEDCROFT ROAD, KIDLINGTON, OX5 3AH

FLOWERS
ESTATE AGENTS



First Floor



Ground Floor

Approximate Gross Internal Area

219.9 m² ... 2367 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, 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 purposes only and should be used as such.

Drawn by CB Property Services. www.cbpa.co.uk

Reduced headroom (less than 1.8m / 5ft 9in)





87, Medcroft Road, Kidlington, OX5 3AH

Freehold

- 2 Reception Rooms
- Kitchen/Diner
- Utility Room
- Off Road Parking & Garage
- 5 Bedrooms
- Ground Floor Office
- Underfloor Heating
- Garage
- Well Planted Rear & Front Gardens
- Master Bedroom with en-suite bathroom

This exceptional five-bedroom detached family home is situated in the heart of Tackley, a thriving and well-placed village, 8 miles north of Oxford and 3 miles from the town of Woodstock. The property has been extended and updated by the current owners, and offers a dynamic and well-proportioned layout set over two floors.

The ground floor is arranged around a central hallway, creating an effortless sense of flow from one room to the next, allowing the space to be easily adaptable to suit entertaining and daily family life. There is a kitchen/dinning room at the rear of the plan with adjoining reception room, forming part of a recent extension with glazed bi folding doors that frame the beautifully planted rear garden. There is a second reception room, office/formal dining room and a utility room with direct access to the rear garden, a ground floor shower room and garage. Each room is seamlessly connected by limestone flooring and there is underfloor heating throughout.

There are four doubles and one single bedroom on the first floor, including a principal suite overlooking the garden, with built-in wardrobes and an en-suite bathroom. There is a family shower room servicing the addition four bedrooms and all the rooms are accessed via a bright and spacious landing.

Externally, the expansive rear garden is well-planted with a patio section, main lawn and decked seating area. There is off-road parking, a front garden and a single garage with additional storage space.

Tackley is a popular village with excellent village amenities which include community shop with tea room, an 11th Century Church, well regarded Primary School, and village pub. The village benefits from a railway station with services to London Paddington, Banbury and Oxford. Oxford Parkway is nearby, offering fast trains to London Marylebone.





CONTACT

Flowers Estate Agents

London House
16 Oxford Street
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	74	82
(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

Services
Tenure: Freehold
Council Tax: WODC Tax Band F

Local Authority: West Oxfordshire District Council
Council Tax Band: F

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.

