



76 Great Close Road

Yarnton, Kidlington, Oxfordshire OX5 1QR

**PENNY & SINCLAIR**



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## DESCRIPTION

An ideal home for a large or extended family, this modern semi-detached property has been thoughtfully remodelled and extended to provide excellent four bedroom, three bathroom family accommodation arranged over two floors. The ground floor is extremely versatile, having three reception rooms plus a good size kitchen, a utility and a downstairs shower room. The first floor provides three excellent double bedrooms and a large single, a family bathroom and a light bright en suite shower room to the master bedroom.

Outside the property has off road parking for two vehicles, and has a side access gate through to the pretty, fully enclosed rear garden which is mainly laid to lawn with mature shrubs and trees, a large storage shed, a further tool shed and composting area tucked away in one corner. This is a super family home in a convenient cul de sac location.

## LOCATION

Yarnton is a very popular village, situated just 4 miles (6.43km) from the market town of Woodstock and 6 miles (9.65km) from the City of Oxford. It has a good range of local amenities including an excellent Primary School, a modern health centre, Church, village hall, two Public Houses and a petrol station which incorporates a Budgens store and Post Office. The property is conveniently situated to provide easy access to Begbroke Science Park and the new Oxford Parkway Station at Water Eaton connecting with London (Marylebone) in 55 minutes.

## DIRECTIONS

Leave Oxford at the Peartree interchange, taking the A44 signposted Woodstock. Follow the road for approximately 1/2 mile to the roundabout by the Turnpike Public house. Take the first exit signposted Cassington and then the first turning right into Great Close Road. Follow the road to the end and turn right into the cul de sac and No 76 will be found ahead of you.

## SERVICES

All mains services are connected, Gas central heating to radiators.

## FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

## TENURE & POSSESSION

The property is Freehold and is offered with vacant possession upon completion with no onward chain.

## DISTRICT COUNCIL

Cherwell District Council.

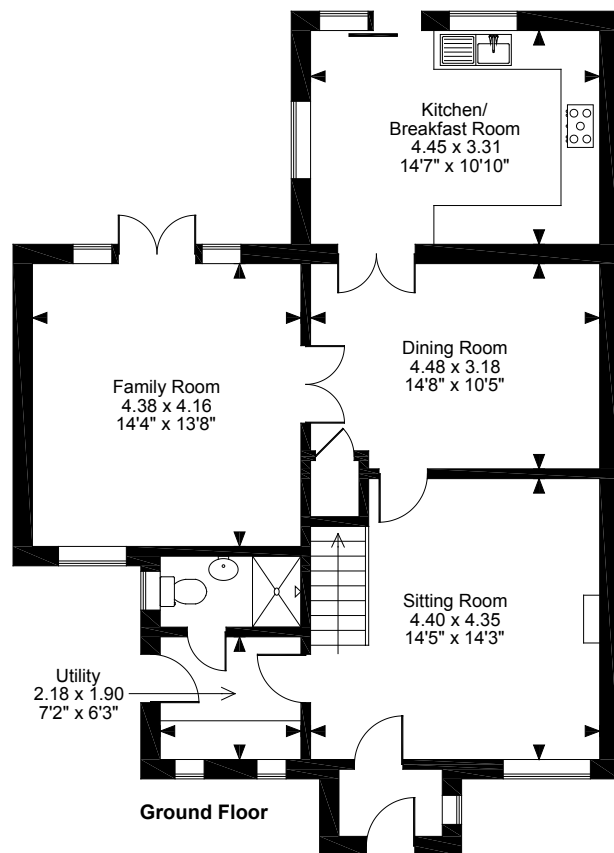
Bodicote House, Bodicote, Banbury, Oxfordshire OX15 4AA

Telephone: 01295 227001 Council Tax Band D Amount Payable year 2016/17 £1632.32

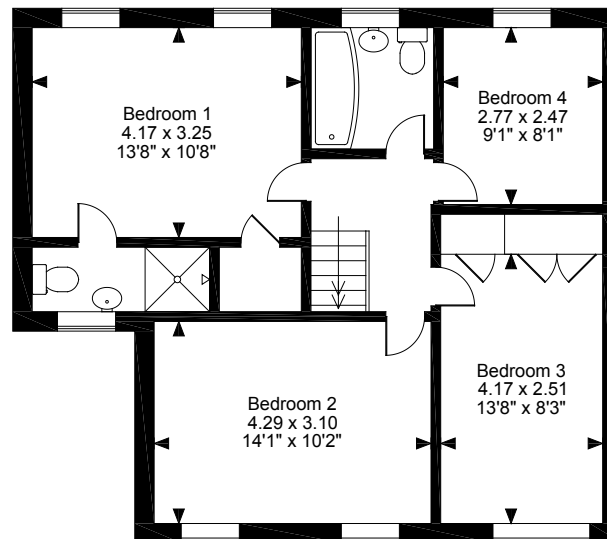
## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.





Approximate Gross Internal Area  
1515 Sq Ft/141 Sq M



## AGENTS CONTACT DETAILS



**01865 595 504**

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