



16 FIVE ACRES, MURCOTT, KIDLINGTON, OXFORDSHIRE OX5 2RP

2 reception rooms,
Kitchen/dining room & utility room
4 bedrooms, 2 bathrooms, ground floor shower room
South-West facing garden

DESCRIPTION

Built in 2009, this attractive detached stone-built property provides an ideal family home situated in the pretty village of Murcott offering spacious and particularly light accommodation arranged over two floors. The ground floor provides a welcoming reception hall with stairs rising to the first floor, a sitting room with fireplace with wood burning stove and being triple aspect with French doors leading to the garden, the room enjoys an abundance of natural light. The kitchen/dining room with utility room off with direct access to the garden, is a spacious room with a range of fitted units. Completing the ground floor is a study which could also be used as a bedroom being complemented by the ground floor shower room. At first floor level are the principal bedroom with en-suite bathroom, the family bathroom and three further bedrooms.

OUTSIDE

The house is complemented by a South-West facing garden with a paved terrace, a greenhouse and an area of lawn. In addition, there is parking for 3 cars at the front of the house.

LOCATION

Centrally situated in the pretty village of Murcott, which is one of the historic "seven town" of Otmoor. It is in an area famed for its network of footpaths and much of the moor is designated as a site of special scientific interest surrounded by lovely countryside and a haven for birds and other wildlife. Murcott is also the home of The Nut Tree Inn which is a Michelin starred restaurant and public house and there is also a village hall and small church.

DETACHED STONE-BUILT FAMILY HOME OFFERING LIGHT AND SPACIOUS ACCOMMODATION IN THE HEART OF THE VILLAGE CLOSE TO EXCELLENT ROAD AND RAIL LINKS AND ON THE EDGE OF OTMOOR FAMED FOR ITS LOVELY COUNTRYSIDE AND WILDLIFE



There is good access to the wide range of schools in Oxford and Oxfordshire, and the A40/M40 provides access to London, the Midlands and north. There are mainline stations at Bicester, Islip and Oxford Parkway giving services to London in under an hour.

ADDITIONAL INFORMATION

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

Directions: OX5 2RP

Tenure: Freehold with vacant possession on completion.
Services: Mains; water, drainage and electricity are connected. Heating oil-fired heating.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.
Predicted mobile phone availability - according to Ofcom - indoors EE and Vodafone are likely to have coverage for both voice and data. O2 is likely to have availability for voice and limited availability for data. Outdoors all service providers are likely to have availability for both voice and data.

Local Authority: Cherwell District Council - Council Tax Band F.
EPC - C

Flood risk - this property is predicted to have a very low risk of flooding from either rivers or surface water.



Approximate Gross Internal Area 1568 sq ft - 146 sq m

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 782 sq ft – 73 sq m



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 practise. 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			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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