



Kersmere, Cassington



# Kersmere, Bell Lane

Cassington OX29 4DS

## £475,000

Guide Price



Located in this popular and thriving village, Kersmere is a superb family home that enjoys a quiet spot with a delightful outlook to the rear across fields and mature trees. In the same ownership for many years, this extended property has been well looked after and is in good order throughout but offers the potential for a fresh look from the new owner. Offering 1516 sq ft of living space across two floors the accommodation includes a modern kitchen/breakfast room with door to the garden. The spacious sitting/dining area enjoys plenty of natural light with two doors opening to the side and rear garden. An extra room to the ground floor was created from the garage and would be ideal as a utility room with an additional storage space just off the hall. To the first floor there are three double bedrooms, large bathroom with shower and separate WC.

Laid mainly to lawn the garden affords a good degree of privacy and has a patio area directly outside the doors providing a lovely spot for alfresco dining whilst enjoying the delightful open outlook. To the front the driveway provides private parking and there is side pedestrian access.

### Agent's Comment

*"Cassington is ideal for easy access to Oxford via the A40 and mainline train links - an end of chain home offering scope to refurbish"*









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GROSS INTERNAL AREA  
 FLOOR 1: 914 sq.ft, 85 m<sup>2</sup>, FLOOR 2: 602 sq.ft, 56 m<sup>2</sup>  
 TOTAL: 1516 sq.ft, 141 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

**Breckon & Breckon**

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**Council Tax Band:**

Band E  
 £1,947

**Local Authority:**

West Oxfordshire  
 District Council

AWAITING  
 EPC