

GREAT CLOSE ROAD  
YARNTON  
OXFORDSHIRE

# Great Close Road, Yarnton

Oxfordshire, OX5 1QN

A wonderful three bedroom, semi-detached home that has been updated by the current owners, single garage with parking in front and also benefits from having local public transport links towards Oxford and Woodstock.

When entering from the front, you have an entrance hall with stairs up to the first floor and a door into the living where you have a large, double-glazed window to the front and then patio doors to the rear where you will find the dining area. There is also a re-fitted kitchen to the rear of the property with a further door into the enclosed gardens. The first floor has a re-fitted family bathroom and the three bedrooms.

Outside is an enclosed lawned garden with a paved area off the back of the house and side gate to the front of the property. From the garden there is also access to the single garage, as well as off street parking in front.

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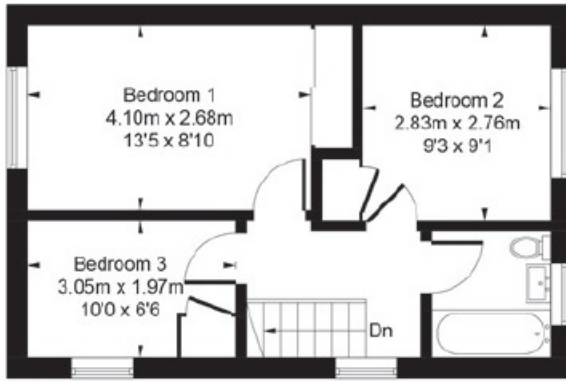
West Facing

**Guide Price: £400,000**

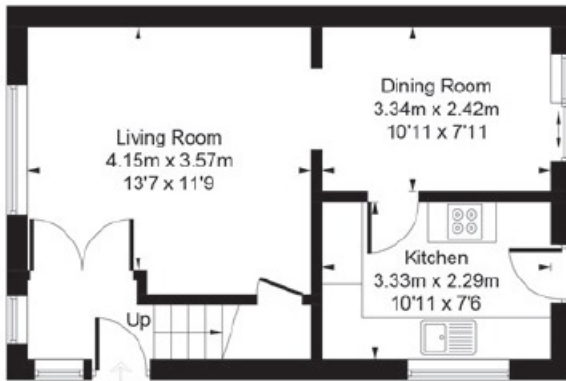




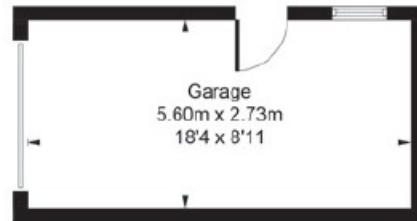
Approximate Gross Internal Area = 74.6 sq m / 803 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 90 sq m / 969 sq ft



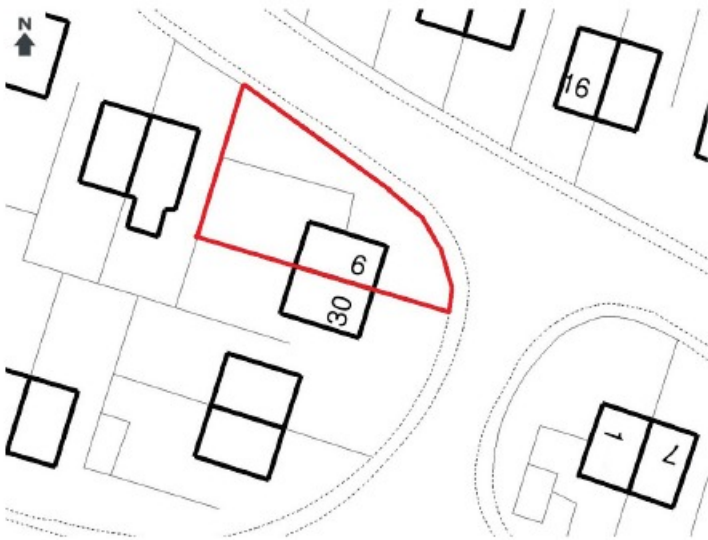
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



**Council Tax:**  
Band C - £2001.84

**Parking**  
Single Garage with off street parking in front

**Local Authority**  
Cherwell District Council

9, Great Close Road  
Yarnton  
KIDLINGTON  
OX51QN

Energy rating

C

Valid until  
9 July 2024

Certificate number  
0718-6017-7243-2254-4924

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# “Location Description”

*Yarnton lies about 3 miles north of Oxford. It has a well-regarded primary school, church, village hall, supermarket/post office, two petrol stations, pub, restaurant, farm shop and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. Catchment for The Marlborough Secondary School in Woodstock. There is a regular bus service to Oxford. The M40 is within 10 miles, giving access to London and Midlands. Oxford Parkway station to both London Paddington and Marylebone is just a few minutes' drive away.*





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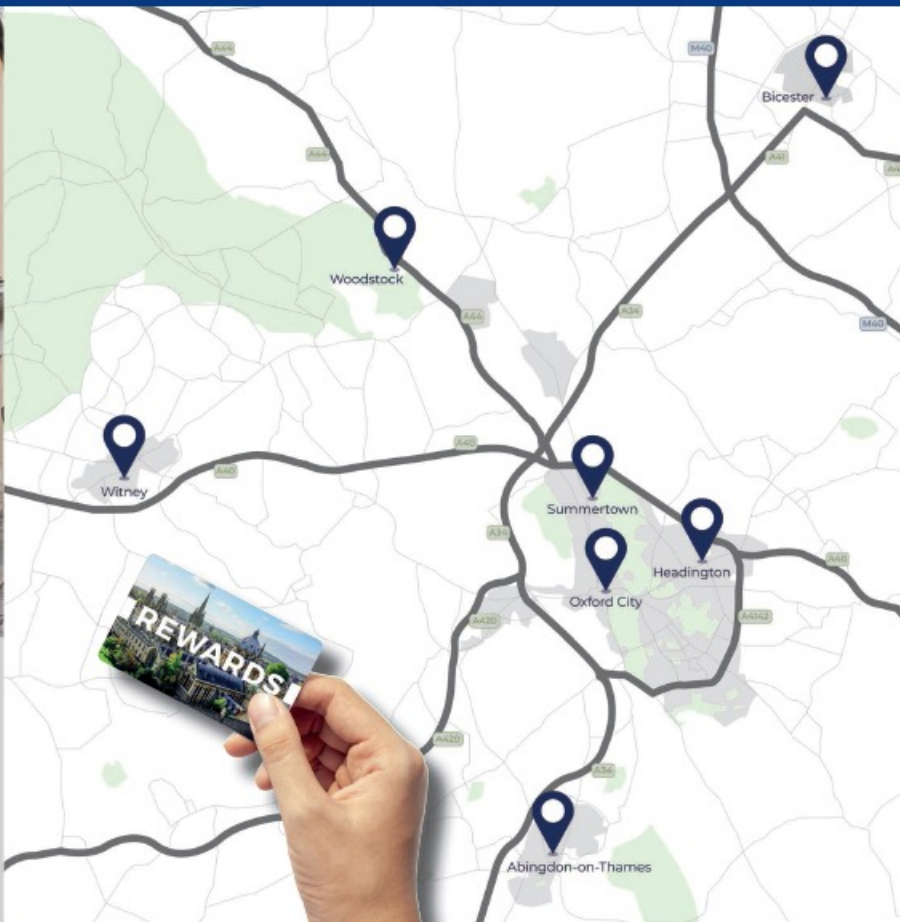
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Oxfordshire  
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**FROM LEFT:**  
Martyn Brittain, Phoebe Southgate,  
Cheryl Pearson, Jack Smith



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