

12A Fernhill Road

Begbroke, Kidlington, Oxfordshire



A conveniently located family home with extended rear gardens.

Woodstock 2.5 miles, Oxford Parkway Railway Station 4 miles (trains to London Marylebone 35 minutes)
Hanborough 4.2 miles, Oxford City Centre 7.1 miles, A34 3.2 miles, M40 10 miles
(All distances and times are approximate).



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Summary of accommodation

Main House

Ground floor: Hallway | Study | Kitchen | Dining room | Sitting room | Boot room | WC

First floor: Principal bedroom with en suite | Three further bedrooms | Family bathroom

Outside

Gardens | Patio | Parking



Situation

Times and distances are approximate.

Begbroke lies six miles north of Oxford on the A44. The village has the benefit of a public house, restaurant, and Begbroke Village Hall, a well-used social centre for many activities, with an adjoining bowls green, a playing field, and a community orchard.



Yarnton, Woodstock, and Kidlington are a short distance away and offer a more comprehensive range of shopping and recreational amenities. There is a regular bus service to Oxford and Woodstock, and a minibus service operates to Kidlington.



The M40 (J.9) is within 10 miles, giving access to London and the Midlands.



The village is within the catchment area for the Marlborough School in Woodstock.



The House

Fernhill Road is a detached home located in the well-linked village of Begbroke. Throughout the property, you will find well-proportioned rooms, including three reception rooms, with the dining room and sitting room both benefiting from French doors opening to the rear gardens. The open-plan layout creates an excellent social and functional space perfect for modern family living.

The dual-aspect kitchen has been recently renovated and offers the potential, subject to the correct permissions, to be further opened to the dining room and boot room, creating a large L-shaped kitchen/dining room. On the ground floor, you can also find a study and utility.

On the first floor are four bedrooms (the principal bedroom with an en suite) and a family bathroom.



Gardens and Grounds

The large rear garden is a highlight of this home. It is mainly laid to lawn, with many trees and shrubs, making it a private space to enjoy. There is also a paved seating area off the house. Off street parking for several vehicles can be found at the front of the property.

Property Information

Tenure: Freehold.

Services: Gas central heating, mains water, mains electrics and mains drainage.

Local Authority: Cherwell District Council

Council Tax: Band F

EPC Rating: D

Postcode: OX5 1RP

What3Words: /hotspot.coasters.overdone

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



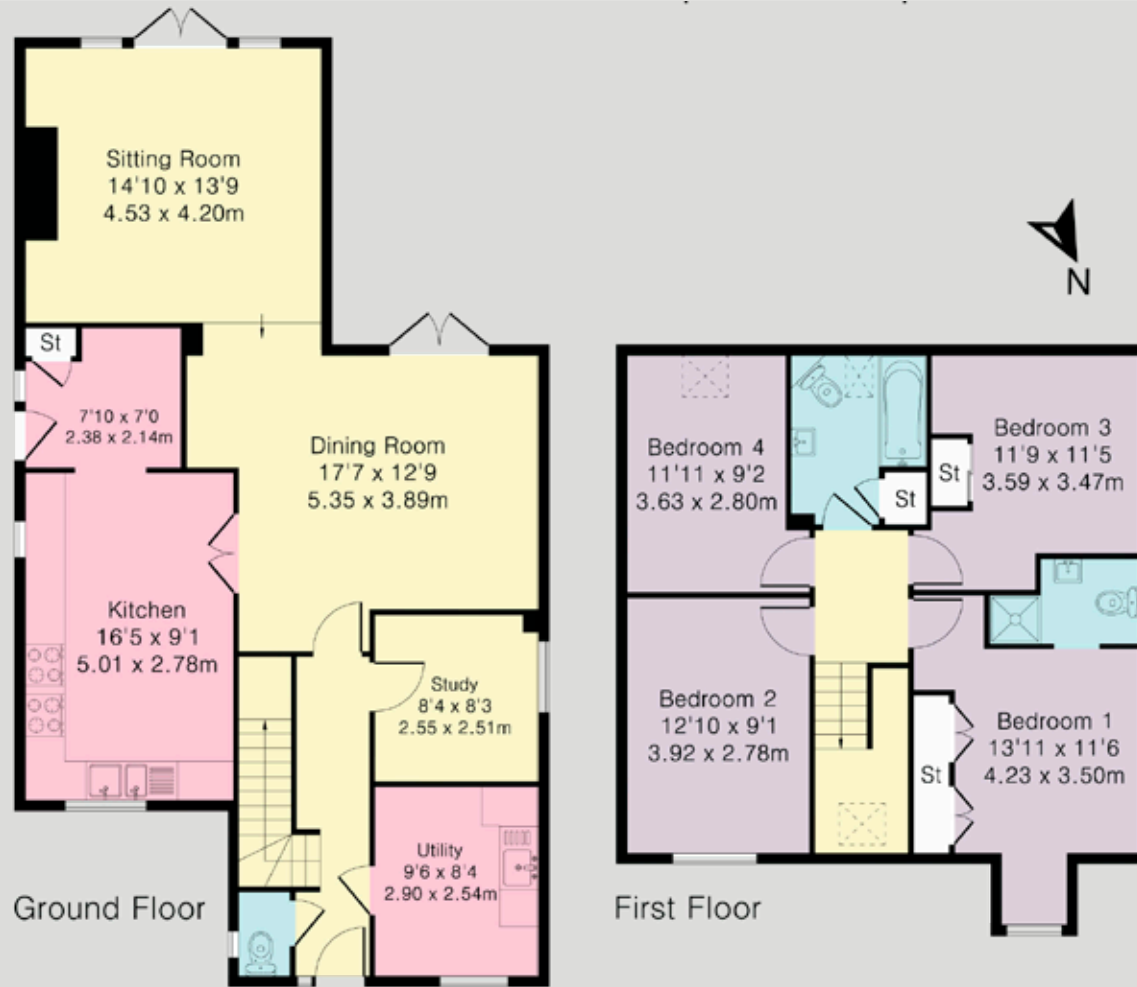
Approximate Gross Internal Floor Area

Ground Floor Area: 87 sq.m / 938 sq.ft

First Floor Area: 61 sq.m / 656 sq.ft

Total Area: 148 sq.m / 1,594 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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