



Oliver
James

4 Blenheim Road, Kidlington, OX5 2LB

Offers In Region of £460,000



Description

One of a pair of brand new stylish executive style homes offering substantial accommodation arranged over three floors including an impressive 26' master bedroom suite with balcony to the width of the house enjoying far reaching views and an exceptional 20' contemporary kitchen/family room. There are three further double bedrooms, including a second bedroom with an ensuite. On the ground floor there is a further reception room, cloakroom and utility room and outside there is off street parking to the front and a low maintenance garden to the rear. The property benefits from under floor heating on the ground floor.

INTERIOR FINISH The property will benefit from quality appliances. The quality and craftsmanship of the builder, Artio, is also guaranteed by Premium, to give ultimate peace of mind to new homebuyers.

HALL Turning staircase rising to first floor. Understairs cupboard. Tiled flooring. Inset matting.

CLOAKROOM Contemporary suite with low level w.c. and vanity unit with wash hand basin and cupboard under. Vanity wall mirror. Tiled flooring.

KITCHEN/FAMILY ROOM 20' 0" x 17' 10" (6.1m x 5.44m) Beautifully fitted with contemporary units incorporating full height fridge, dishwasher, cooker, combination microwave oven and gas hob with extractor over. Patio doors and full height windows to full width of room. Tiled flooring.

UTILITY ROOM 7' 2" x 5' 9" (2.18m x 1.75m) Well fitted with units and work surfaces with inset sink and drainer. Built in washing machine, tumble dryer and full height freezer. Gas fired combination boiler. Tiled flooring. Part glazed door to side.

SITTING ROOM 12' 10" x 11' 4" (3.91m x 3.45m) Window to front.





FIRST FLOOR

LANDING Cupboard housing Stelflow water cylinder. Staircase to second floor.

BEDROOM TWO 13' 1" x 11' 5 max" (3.99m x 3.48m) Window to front. Built in wardrobes with light.

ENSUITE Shower cubicle, pedestal wash hand basin and low level w.c. Heated vanity mirror with light. Frosted window to front. Tiled walls and flooring. Ladder towel rail.

BEDROOM THREE 15' 0 max" x 10' 4 min" (4.57m x 3.15m) Of an irregular shape. Window to rear. Built in wardrobe with light. Radiator.

BEDROOM FOUR 15' 0 max" x 10' 11" (4.57m x 3.33m) Of an irregular size. Built in wardrobe with light. Window to rear. Radiator.

FAMILY BATHROOM Suite comprising tile panelled bath, pedestal wash hand basin and low level w.c. Vanity mirror with light. Floor and wall tiling. Frosted window to side. Ladder towel rail.

SECOND FLOOR

MASTER BEDROOM 26' 3" x 16' 6" (8m x 5.03m) Enjoying far reaching views from the balcony this is an impressive room of an exceptional size with patio doors and full height windows to width of room. Walk in wardrobe with shelving, hanging rail and light.

ENSUITE SHOWER ROOM Double shower cubicle, low level w.c. and pedestal wash hand basin. Vanity wall mirror with light. Ladder towel rail. Tiled flooring.

BALCONY Enjoying a South Westerly aspect. Lighting and decked.

OUTSIDE

REAR GARDEN A low maintenance enclosed garden with decking and lawn.

OFF STREET PARKING TO FRONT



Oliver James

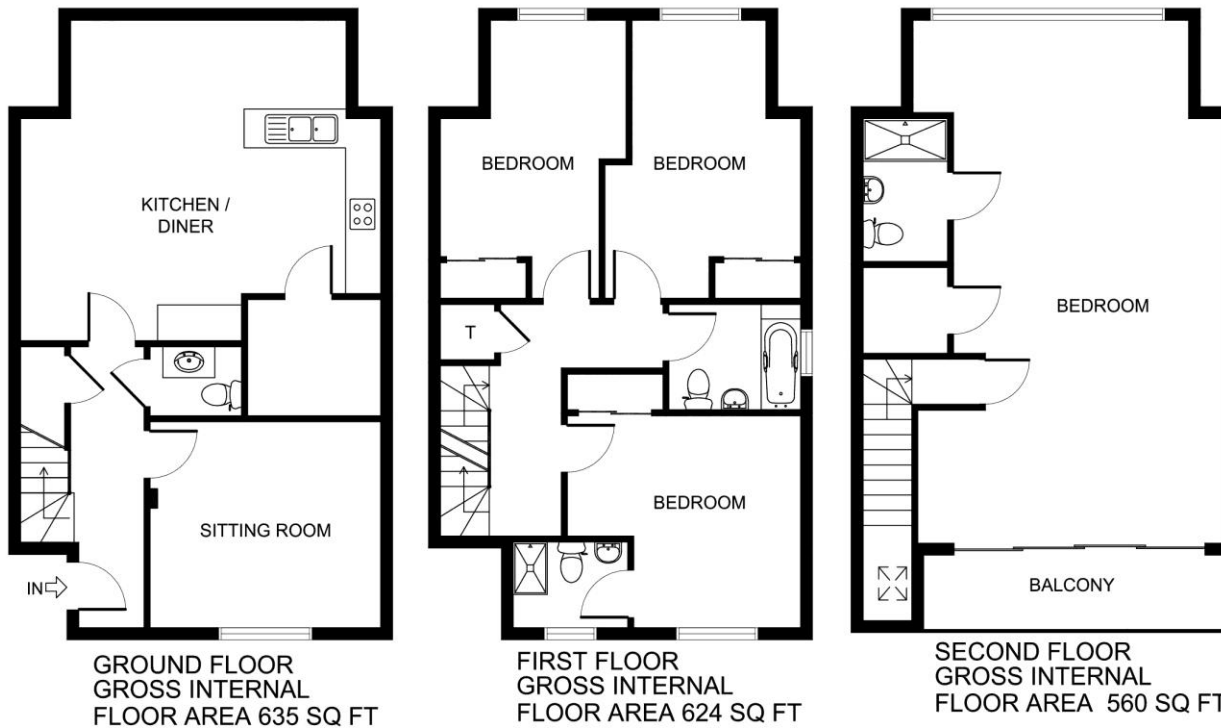
For further information, please contact:

Kidlington Office

10 Oxford Road
Kidlington, OX5 1AA

E: kidlington@oliverjames.com

T: 01865 379262



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Directions

From the offices of Oliver James proceed right towards Oxford on the Oxford Road. Proceed over the traffic lights and straight on until you reach the traffic lights at the junction with Bicester Road. Turn left and take the next turning on the left into Blenheim Road and the property can be found on the right hand side.

Location

The property is situated in the heart of Kidlington providing excellent local amenities including a wide range of shops, banks, a library, doctors' and dentists' surgeries and schooling for all ages. Gosford Sports Centre has an indoor pool, a well equipped gym and squash courts. The village is particularly well placed for easy access to the centre of Oxford with a frequent 24 hour bus service. It is also well positioned for the M40 to the North and the M4 to the South. The new Oxford Parkway Railway Station on the outskirts of Kidlington is due to open in July 2015 which will provide a frequent rail service into Marylebone, London with journey time c.1 hour.

Abingdon

3 Bath Street
Abingdon, Oxon OX14 3QH
T: 01235 555007

Witney

47a High Street,
Witney, Oxon OX28 6JA
T: 01993 778772

City Centre

5 King Edward Street
Oxford OX1 4HS
T: 01865 250222

Kidlington

10 Oxford Road,
Kidlington, Oxford OX5 1AA
T: 01865 379262

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.