



The Garth
Yarnton

Carter Jonas

30 THE GARTH YARNTON, KIDLINGTON OX5 1NA

Village Location · Convenient for Oxford & Woodstock
Four Bedrooms · Three Reception Rooms · Two
Bathrooms · Garage & Off-Street Parking · Mature
Gardens · Workshop · Summer House & Potting Shed

DESCRIPTION

Reception hall with cloakroom off. Sitting room with open fireplace encased in surround and mantelpiece, with double doors opening into the dining room with a fireplace encasing a wood burner. Open plan providing excellent accommodation flow into the extended family kitchen, comprising a seating/dining area with patio doors to the garden, and range of kitchen cabinets with French doors onto the rear garden. Useful utility room with doors to the garden and garage.

The first floor has in total four bedrooms, comprising two double bedrooms with fitted wardrobes, a single bedroom, which is currently used as an office, house bathroom comprising a freestanding bath, wash basin and toilet. The fourth bedroom is a double room, with an ensuite shower room and has a useful door to an external staircase.

OUTSIDE

The property has a front garden, driveway, and single garage with an electric door. The mature and well-tended rear garden, has lawn, patio, borders, trees, rear decked pergola, with a summer house off with power connected. Potting shed and large workshop with power connected.

A WELL-SITUATED FOUR BEDROOM HOUSE WITH THREE RECEPTION ROOMS, COMPLIMENTED BY A GARAGE, PARKING, MATURE GARDENS, AND A WORKSHOP



Tenure:- Freehold
Services: - mains gas, electricity and drainage
EPC rating:- C
Council tax band:- E

Internet & Mobile: - Ultrafast broadband is available. Good in house and outdoor mobile coverage on some networks. Further information on availability and speeds can be found at checker.ofcom.org.uk

ADDITIONAL INFORMATION

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

Directions: OX5 1NA

what3words:/// sweeper.curious.handover

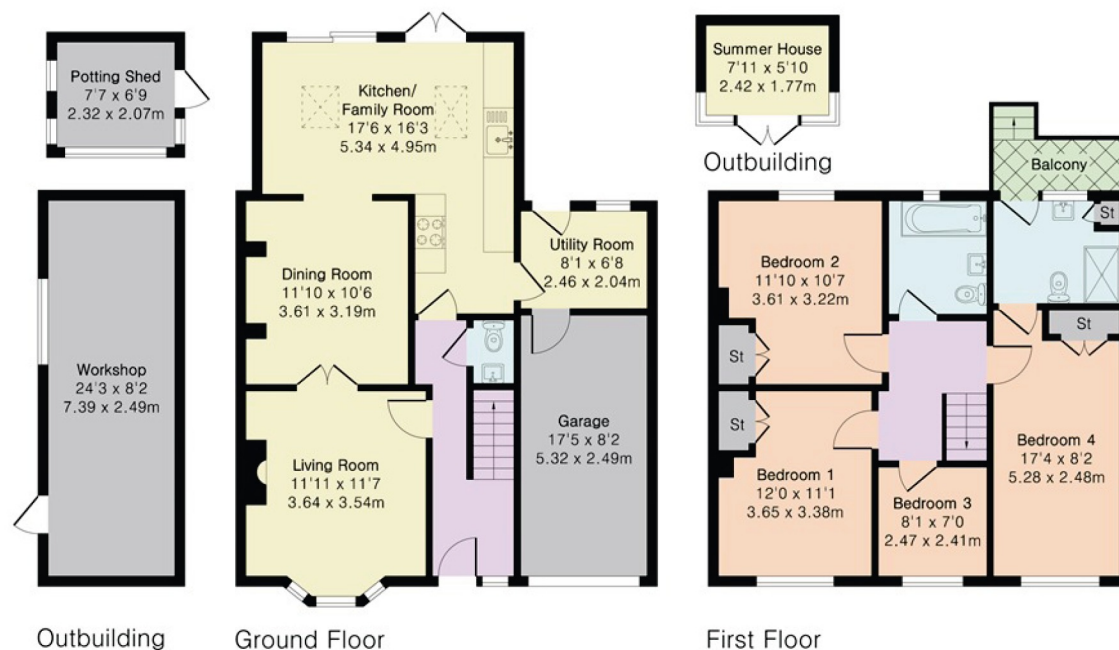


**Approximate Gross Internal Area 1421 sq ft - 132 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 794 sq ft – 74 sq m

First Floor Area 627 sq ft – 58 sq m

Outbuilding Area 296 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.