

76 MEADOW CLOSE

FARMOOR, OXFORD OX2 9NZ

76 Meadow Close

Farmoor, Oxford OX2 9NZ

A beautifully refurbished three-bedroom semi-detached home situated in a quiet cul-de-sac within the highly sought-after village of Farmoor ideally positioned between Oxford and Eynsham. Offered for sale with no onward chain, this stylish family home has been comprehensively updated throughout in 2024 and is presented in excellent order.

The ground floor centres around an impressive dual-aspect sitting/dining room, a refitted kitchen, a modern downstairs cloakroom, useful understairs storage and internal access to the garage complete the ground floor.

On the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom. The contemporary shower room has been stylishly refitted and is complemented by a separate WC.

Outside, the property enjoys a wide rear garden with patio seating area, lawn and timber shed — ideal for outdoor dining and family use.

**3****1****1****35.4ft**

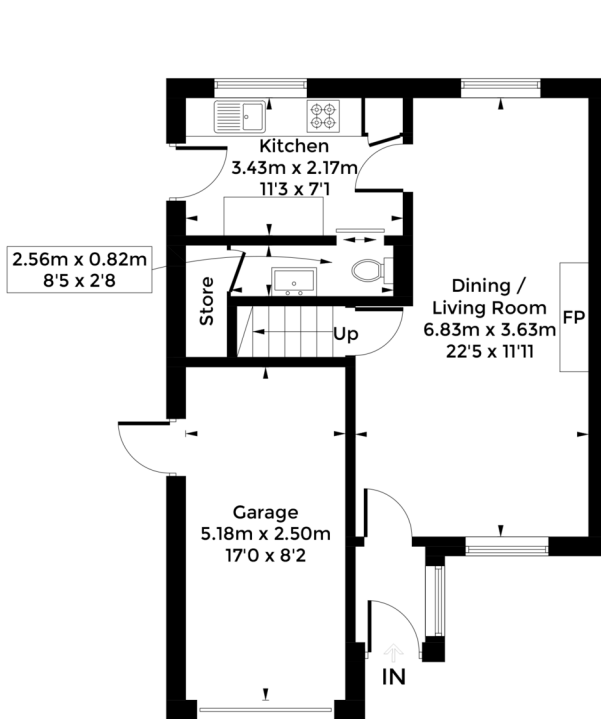
GUIDE PRICE

£425,000

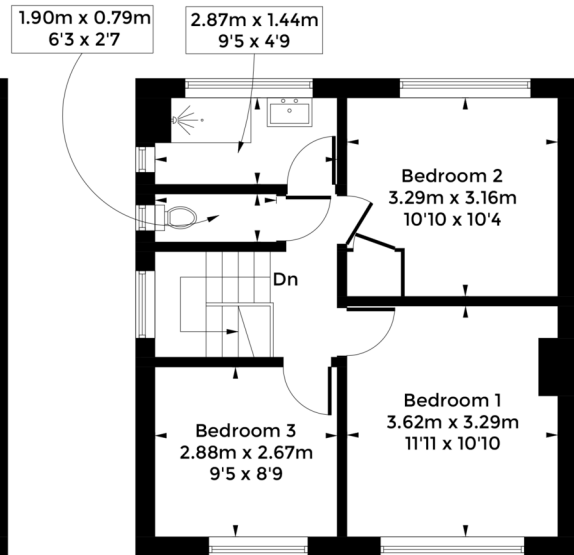




Approximate Gross Internal Area = 81.0 sq m / 872 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 94.1 sq m / 1013 sq ft



Ground Floor




First Floor



Council Tax:
 Band D - £2577.44

Parking:
 Single garage & off road parking for 2

Local Authority:
 Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

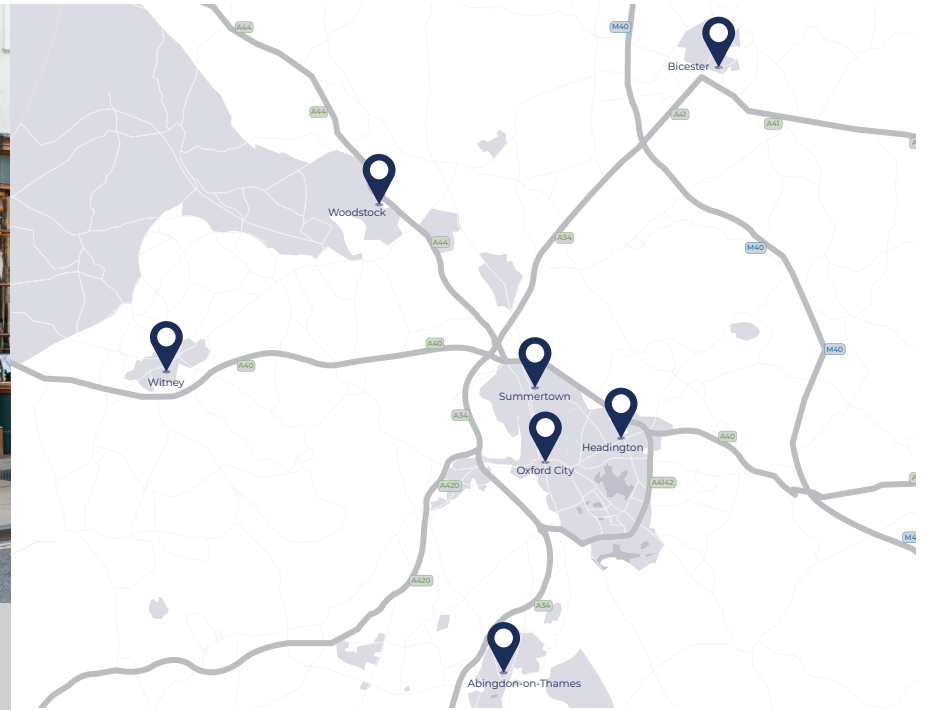
LOCATION COMMENT

Farmoor is a particularly desirable semi-rural village located just west of Oxford, well known for its excellent access to Oxford city centre, Botley, Cumnor and Eynsham, together with convenient links to the A34 and A420. The village offers a nursery, church, village hall and local garage/shop, while nearby Farmoor Reservoir provides scenic walks, sailing and fishing facilities. Oxford Parkway and Oxford railway stations offer regular services to London Paddington in approximately 50 minutes.



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