

Watermead

KIDLINGTON, OX5

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Watermead

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Ford House Built on a tree-lined private lane in 1978 within the desirable Mill End area, just minutes away are countryside footpaths to Old Kidlington or along winding river Cherwell trails. This five-bedroom/ studio property measures approximately 2666 sq ft on a just shy of a third acre plot and has been owned by one family over two generations.

Set in an older part of Kidlington, Ford House offers a unique rural setting while benefitting from plentiful services and amenities within the village. The proximity to Oxford Parkway Station, the A34 by Peartree, Oxford Ring Road, and Central Oxford from the Woodstock or Banbury Road offers a strategic advantage for commuters and school access.

The property enjoys fantastic views across the River Cherwell and onto lush plains where grazing animals and wild birds are frequent visitors. The house is arranged over two floors; the ground floor comprises of a vestibule entrance hall, a reception hallway featuring a mezzanine landing on the first floor, a study, and a WC, all at the front of the house. To the rear there is a kitchen-dining room with a separate utility area and access to the double garage, a family sitting room and a spacious living room. Upstairs, there is a family bathroom, a generous principal bedroom with bathroom en suite and two double bedrooms; these bedrooms enjoy access to a shared balcony with views across the river. The large first floor studio next to the fourth bedroom, has southwest and northeast facing aspects, and a wood-panelled vaulted ceiling.





























Parking

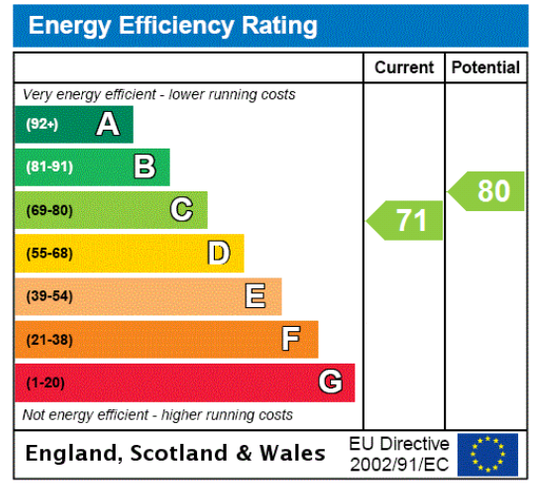
The driveway at the front provides ample parking, plus a double garage.

The garden and grounds are mostly lawn with tidy hedge borders. There are a small number of shrubs and trees, some spaced along the riverbank, that provide seasonal character to the property.

4 bedrooms (1 en suite), family bathroom, first floor studio, entrance hall, reception hallway, family sitting room, living room, ground floor study, kitchen-dining room, utility room, WC, double garage, off-street parking, garden.

Kidlington Area

Kidlington has a thriving community with many amenities. It offers frequent and convenient bus services into Oxford which is just six and a half miles away with its well-known independent schools. There is excellent access to the A34 and M40 to London, Heathrow and Birmingham. There are also fast train services from Oxford Parkway (just two miles away) to London Marylebone.



Directions

From Oxford proceed north towards Kidlington, continue through the village and turn right at the first set of traffic lights onto Bicester Road and then left onto Evans Lane. Continue until it starts to bear left. On this corner turn right onto Mill End. After a short 70 yards, the road splits in three with Watermead being the middle of the fork. The property is signposted and is the fourth one on the left-hand side. Postcode OX5 2XJ.

O.I.E.O £1,000,000
Subject to Contract

Local Authority: Cherwell District Council

Council Tax Band: H

Tenure: Freehold

Reference: OXF260197

Approximate Gross Internal Area:
247.7 sq m / 2666 sq ft

Approximate Floor Area = 247.7 sq m / 2666 sq ft (Including Garage / Excluding Void)



First Floor



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86663

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