Asking Price £320,000 Leasehold

1 Bedroom, Apartment - Retirement

22, Marlborough Lodge 1 Green Road, Kidlington, Oxfordshire, OX5 2GB

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Marlborough Lodge

Marlborough Lodge is a beautiful development of 32 one and two-bedroom retirement apartments located in the Oxfordshire village of Kidlington. It is named after the Duke of Marlborough who was given the land around Kidlington on the Green in 1818. The development is well-located for the village centre, home to a good selection of High Street stores and independent retailers catering for your everyday needs. The town boasts a small indoor shopping centre and a twice weekly market selling a range of produce including fresh fruit and vegetable, cards and cakes. The gardens at Exeter Close provide the perfect spot to sit and relax and also house the local community hall, Bowls Club and Pavilion. St Mary's Field Nature Reserve is a Jubilee Wildlife Site and a haven for birds, butterflies and other wildlife, perfect for a leisurely walk or nature watching. The pretty canalside village of Thrupp lies just north of Kidlington from where you can watch the canal boats, indulge in a cream tea or enjoy a drink in one of the traditional country pubs.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Marlborough Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Marlborough Lodge is managed by the award winning Churchill Estates Management , working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Marlborough Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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Property Overview

ONE BEDROOM FIRST FLOOR APARTMENT WITH BALCONY

SOUTH WESTERLY FACING

Welcome to Marlborough Lodge! Churchill Sales & Lettings are delighted to be marketing this unique, lovely one bedroom first floor apartment with an additional sizable room off the living room. This property is the only one bedroom apartment in this superb development with this additional space, offering the potential to be used as a separate dining room or study if desired. The property is situated in a fantastic position within the development offering a private balcony with fantastic views over the communal gardens.

The living room is generous in size offering ample space for furniture, the additional room creates spacious living and the added window allows for even more natural light. A French door opens to the sunny balcony and another door leads through to the kitchen.

The kitchen offers plenty of storage with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, washer/dryer, fridge and frost-free freezer.

The bedroom is a good sized double with a large walk in wardrobe. There is plenty of space for additional furniture if required and a window provides lots of natural light.

The shower room offers a large walk in shower with handrail, a WC, heated towel rail and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk in storage cupboard located in the hallway.

This apartment simply must be viewed!

Features

- Spacious and unique one bedroom first floor apartment with balcony
- Beautifully landscaped gardens
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in
- South Westerly facing

Key Information

Service Charge (Year Ending 31st November 2026):
£3,209.44 per annum.

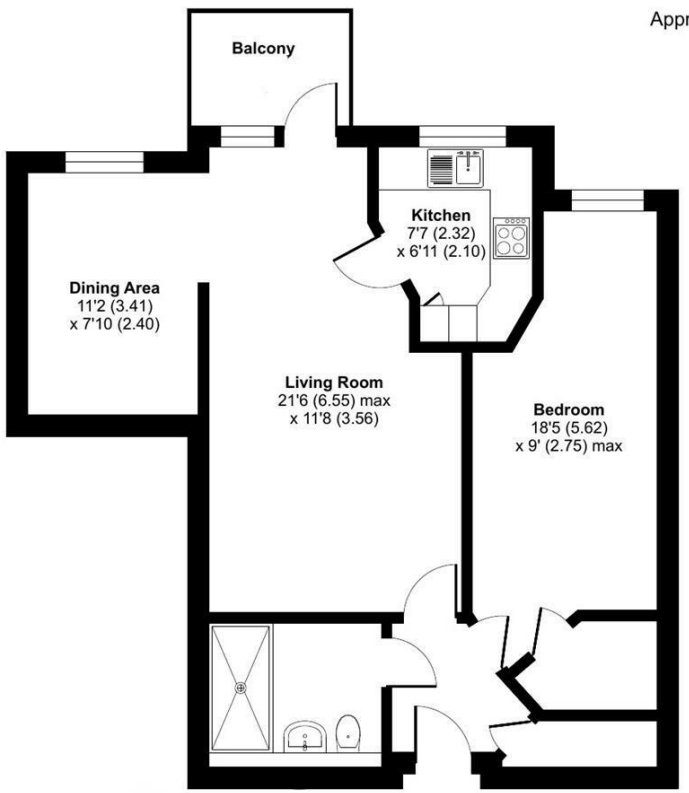
Ground Rent £575 per annum. To be reviewed 2031.

Council Tax: Band C

999 year Lease commencing 2022

Please check regarding Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund and redecoration fund.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1447778

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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