





10 Station Road, Bletchington, OX5 3DE

Offers Over £500,000

By any measure, a wonderful house in a great setting, and in excellent condition throughout.

Just delightful throughout. A comprehensively extended four/five bed house including a potential annex, in almost perfect condition with stunning light and a great flow. Good parking, lovely garden, barely a minute's walk from the school, shop and pub, plus 15 minutes' drive to Oxford. EPC rating C!

Bletchington is a well regarded North Oxfordshire village, set on a plateau overlooking Oxford and Kidlington to the South. Its roots date back to Norman times, evidence of which can most easily be seen in St Giles parish church. Many residents are drawn to the village because it strikes that rare balance between local amenities, a good community, lovely countryside and also easy commuting. A recently built village hall is well used by the community, providing a café and hosting a range of clubs and classes, as well as a village grocery store.

There is an active sports and social club, with an adjacent childrens play area. Access is excellent with Oxford and Bicester within easy driving distance. The village is also less than 10 minutes drive from the Oxford Parkway rail station, offering trains to London Marylebone. Islip, Bicester and Oxford stations are also close by. And for those working from home, the broadband provided by Gigaclear in this area is one of the fastest services in the UK.

10 Station Road is what my house might become if I had the time and determination to make it so! An otherwise conventional semi when built, it has been transformed into a remarkably spacious, stylish, comfortable family home. Everything about the house is designed to cosset and care for the user. This extends from the lovely kitchen with its high quality finish to the decked sun trap in the garden. No one room is small either, with the ability to provide an annex downstairs as well as the four bedrooms upstairs. Combine all this with less than a few minutes' walk to all amenities including the bus stop, school and pub, and - frankly - what more could you ask for?

- Wonderful condition
- Up to three receptions
- Private and secure garden
- Great light and space
- Ample kitchen/ diner
- Generous gravelled driveway
- Four/ five bedrooms
- En-suite, bath & cloak rooms



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The first impression of this house upon entering tells you all you need to know. An immaculate oak floor runs straight ahead of you, past the stairs down which light floods from the first floor window, and under which is an immaculate cloak room. On the right, the first of three receptions is currently set up as a fifth bedroom complete with a generous run of wardrobes, ideal for elderly relatives to use as an annex, and easily able to accommodate an en-suite if desired. Double aspect, it is also light even on the dullest days, and the view across the gardens is lovely.

Across the hall, the dining room is elegant, well proportioned, and the attention to detail is such it even features a rather lovely iron fireplace. Glazed double doors have cleverly been incorporated to disconnect this room from the kitchen when appropriate, allowing the pair to share light without integrating unless desired. And walking through them gives access to a beautiful kitchen equipped with every possible convenience. A generous range of timber units runs round three sides, incorporating a wine rack as well as spaces for a dishwasher and fridge.

But the most attractive feature is certainly the cooker, a double width range set into a brick surround complete with full width hood, the envy of any cook. It's the perfect central hub to the house, the venue for day to day life. And for extra storage/wet dog space, the utility next door contains a long work top under which there is plumbing and space for a washing machine, further fridge or freezer etc. To complete the downstairs there is a large living room to the rear that overlooks the garden on three sides, with a pair of glazed doors opening out onto the immaculate decking and lawn beyond. At nearly 18 feet by 13 this is a large and bright room, unusually so for this size of property.

Upstairs offers more of the same. Straight ahead off the top of the stairs there is a large bathroom, neutral but with a dash of style that includes a slate grey floor, contrasting perfectly with the gentle off white of the walls. Both a bath and a separate shower are fitted, ably catering for all wishes. Off to the left two double bedrooms are both generously proportioned and light, and even the smallest of all the bedrooms next door is - at 9 ft by 8 - a great room for a child, or a generous study.

On the other side of the landing, the master suite has been cleverly designed to give it a degree of separation from the other bedrooms. It includes a delightful bedroom that is large, bright and airy, currently fitted with a vast array of free-standing wardrobes and chests that still leave ample space for a King Size bed. The en-suite adjacent includes a large, curved shower pan above which is a thermostatic shower, and the floor plus wall splashbacks are tiled.

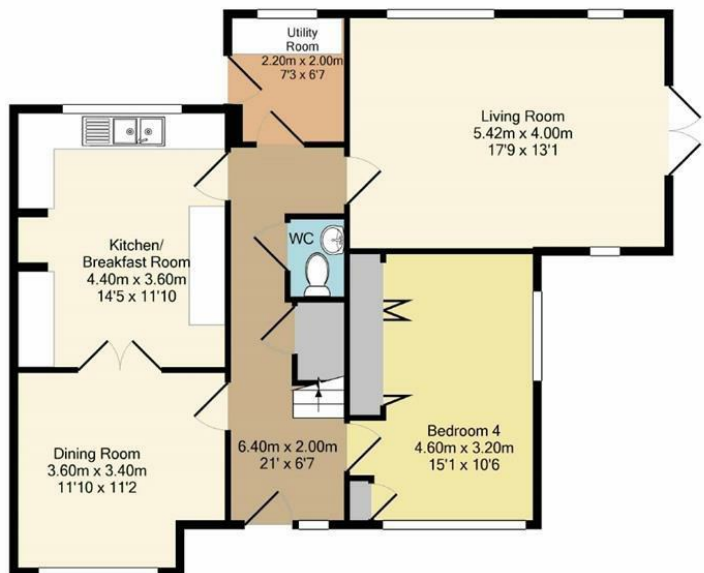
Outside the plot is generous, occupying a corner. To the front the house is set well back from the road, behind both the verge and path before a low picket fence wraps round either side of the entrance to the driveway. This easily provides parking for three vehicles, but if so desired it would be possible to expand this significantly. On the left side the lawn features a mature tree in the centre, and down either border are a wide array of shrubs and flowers. To the right a gate leads into the back garden. A wide central lawn is immaculate, with various shrubs and trees to two borders and a thick hedge to the side bordering the close.

The garden has been landscaped such as to provide the most relaxing of spaces, ideal for entertaining and quiet afternoons alike. A decked seating area just outside the living room glazed doors provides the ideal venue for both, and the view across your own secluded and South-facing plot is exceptionally attractive,

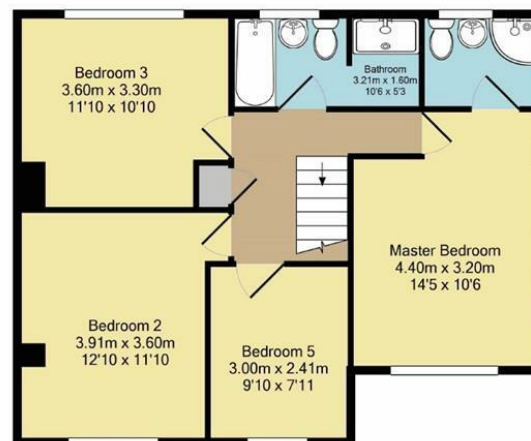
Mains water, gas, electricity  
Cherwell District Council  
Council tax band D  
C.£2,100 p.a. 2023/24







Ground Floor  
Approx. Floor  
Area 80.7 Sq.M.  
(869 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 59.0 Sq.M.  
(635 Sq.Ft.)

Total Approx. Floor Area 139.7 Sq.M. (1504 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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