



ESTATE AGENTS
Cridland & Co.
FOR SALE
01823 22 888



45 Hatch Way, Kirtlington, OX5 3JS

Guide Price £299,950

Keenly priced large three bedroom family house in this premium village.

Extraordinarily good value three bedroom house with study in a premium village - with NO CHAIN. Large living room, conservatory, fitted kitchen, en-suite & family bathroom, plus rear garden with access and garage. The house sits near the very end of a quiet cul-de-sac, within swift walking distance of a great school, pubs, & lovely open land.

Kirtlington is one of the most popular places to live in the county. A vibrant village with a good community, locally there is a village school, one pub/restaurant, a further Johanssens & AA rated hotel/restaurant, and a fine church dating to Norman times. Within a short walk Kirtlington Polo ground and Kirtlington Golf Club are further attractions, quite aside from the many canal side and woodlands walks nearby. Travel to Oxford, London and Birmingham couldn't be simpler by either road or rail (c.40 mins to London Marylebone, and 6 miles to Junction 9 M40), and there are frequent bus services. For further information about the village please visit en.wikipedia.org/wiki/kirtlington.

45 Hatch Way is a light and airy house set at the end of a quiet cul-de-sac, opposite a small paved courtyard and its own parking. Within just a few minutes' walk there is access to delightful walks and open farmland, and a pathway leads back out to the main road and the school. Currently the house offers generous living space including a large c.20 ft living room and a conservatory, and there is scope for small improvements to make it your own without significant expenditure. The house offers one of the most affordable solutions to family housing in this exceptionally popular village.

The entrance is via a covered porch, opening into a hallway to the side of which is the kitchen with fitted units to two sides plus a window overlooking the sleepy gardens and close. To the rear of the hall a door opens into a sizeable living/ dining room of over 16 feet in length, partly open plan to a conservatory. This is surprisingly wide and light. To the front is ample space for a family table, to the right an open fireplace in a stone surround faces the living space behind which the conservatory features double doors open into the garden.

Upstairs, the largest of the first floor bedrooms is a good size and set to the rear overlooking this garden and the others around, a pleasant outlook. A further single bedroom, next to a study, if desired allows for removal of the dividing stud wall to create a third double bedroom, or even scope to add another en-suite. Serving the first floor bedrooms is a bathroom with a modern white suite and tiling floor to ceiling around the bath area. On the top floor, the loft has been converted to provide a master suite complete with shower room. The views from here are very attractive, with roof light windows to front and rear providing excellent natural light.

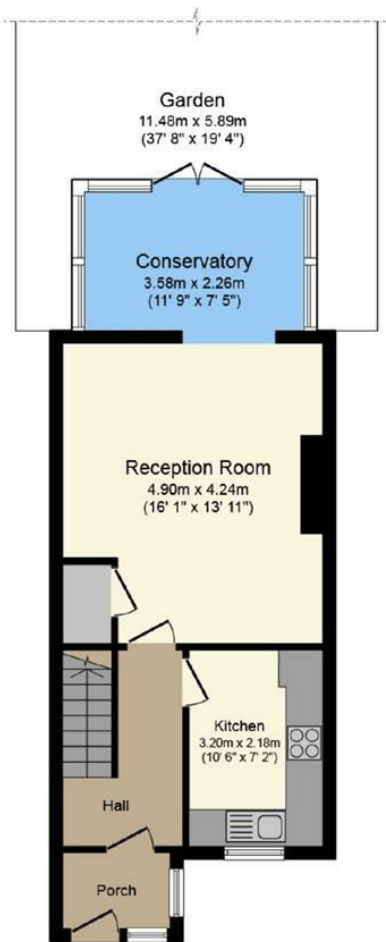
Outside, at the front a path leads up to the porch across a pretty lawn with a variety of shrubs and flowers to either side. At the rear, the garden is currently paved throughout for no maintenance, however if desired it would be easy to redesign with a lawn and a terrace. There is also a gate to the rear garden providing easy access for bins, bikes etc and a good sized single garage situated within yards of the front door.

Mains water, gas, drainage
Cherwell District Council
Council Tax Band D
C.£1,800 p.a. 2020/21

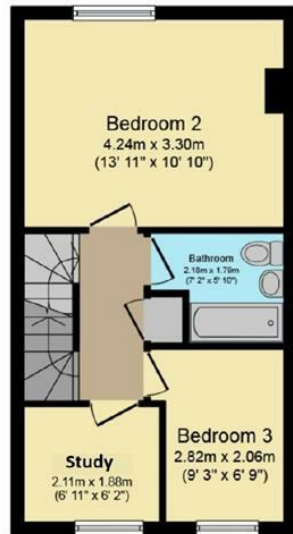
- Well presented throughout
- Fitted kitchen
- Parking to front and Garage
- 3 bedrooms with study
- Family bathroom and en-suite
- Quiet cul-de-sac
- Large reception with fireplace
- Front and rear gardens







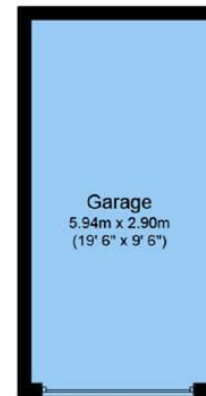
Ground Floor



First Floor



Second Floor



Garage

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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