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## One owner from new says everything you need to know about the ability of the village and house to care for generations

Offered with NO CHAIN, an appealing semi detached house ripe for full modernisation, set in a quiet side road within a pleasant village close to Oxford & Kidlington. Bright accommodation incl living room & dining room, kitchen & larder, three bedrooms, ample parking incl a garage, & lovely gardens

Yarnton is an old Oxfordshire village with roots dating back many hundreds of years, with one notable story concerning the dissolution of the monasteries in the 16th Century when Henry VIII sold the village to his physician! In recent decades it has grown to accommodate mainly housing for families looking for a quiet location away from towns but with the easiest possible access to them. There are various shops and pubs, decent schooling and many open spaces to be enjoyed. Travel to all points is easy from several nearby stations including Oxford Parkway, and various buses lead to Woodstock and Oxford. And within nearby Kidlington you can find larger supermarkets, local markets and butchers.

The best accolade it is possible to pay any road is noting how infrequently anything comes up for sale. The average tenure in the road is decades not years, proving how successfully it caters for family life. This particular house has been in the same family ownership since new. Our vendor has many fond memories of a house filled with warmth and laughter, growing up with friends in the safety of the close local neighbourhood, and later visiting as an adult to find his parents enjoying a relaxed and happy retirement. The fact that the house needs full modernisation is preferable to taking on someone else's taste in many ways as it offers a chance to make it exactly what you want.

As with so many mid war semi detached houses, this one is a lesson in practicality. The front door hides under an open porch created by the recessing of the front hall. Once inside the modern UPVC part glazed door, the hallway features the stairs running upwards on the left, underneath which is a deep cupboard.

Take a right and the first of two receptions is roomy and bright, west-facing with a broad bay window that fills the whole wall. There is a chimney breast complete with a gas fire currently fitted, and an alcove to either side, the left of which is filled with a range of shelves, floor to ceiling.

The living room is linked via part glazed timber doors to a dining room at the rear. A little smaller than the living room, it is deliciously bright with a fully glazed door opening onto a broad terrace at the rear, flanked either side by two large windows. The door to the left connects through to the kitchen, fitted on either side with various units, and also including an old fashioned larder cupboard complete with its own window. This room also features a fully glazed door with a flanking window overlooking the terrace and garden. It occurs to us that dining room and kitchen could easily be amalgamated to create a wonderful, modern family kitchen with a wonderful garden view.

- Bright, roomy, quiet
- Separate toilet & bathroom
- Kitchen with larder
- Perfect for updating
- Living room with wide bay
- Garage & driveway
- Three bedrooms
- Separate dining room
- Long garden to rear



36 Spencer Avenue, Yarnton, OX5 1NQ

Guide Price £300,000

Turning into the upstairs, the landing is pleasingly lit by a window to the side. All three bedrooms range off this landing. The smallest room overlooks the front. It's a generous single room, but it's worth noting a set of cupboards has been built in to the near wall, providing exceptionally generous storage space and easing pressure on the room for furnishings.

Next door, a somewhat larger bedroom also overlooks the avenue to the front complete with a full width window which ensures this room is always beautifully light. And the view across the deep front garden is peaceful. The last of the bedrooms overlooks the generous rear garden. It's a well proportioned double room, and east facing it enjoys the morning sun.

Serving all rooms, the bathroom and toilet are currently separate, very much a feature of mid 20th century houses. A compact, separate toilet sits to one side, and next door a rather more modern shower room features a vanity unit as well as an electric shower. Note the airing cupboard also houses a modern boiler.

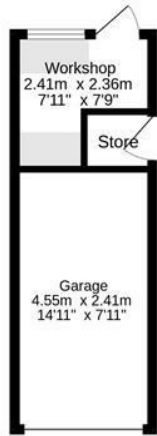
The house sits well back from the road outside. A deep, block paved driveway to the left is so broad that it offers parallel parking and access for both this house and the neighbour next door, culminating in a pair of garages at the rear of the house, with the right hand one dedicated to this property. Note it also features a pair of storerooms to its rear. The front of the house features a central lawn flanked with mature, pretty borders that range around low brick walls, a very appealing outlook.

At the rear of the house, the terrace is wide as well as deep, providing a really lovely place for a meal or a glass of something on sunny days. Thereafter, a good stretch of lawn runs past the garage, broadening behind it to a very secluded and peaceful space flanked by several trees and a number of shrubs. It's a really fine space for all the family to enjoy, with endless potential for cultivation, or perhaps a home office/outbuilding should you desire.

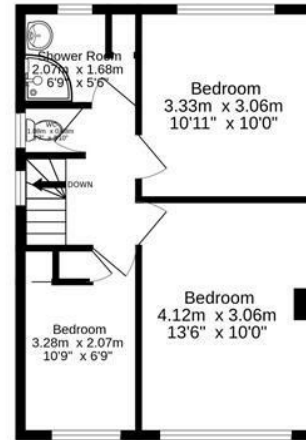
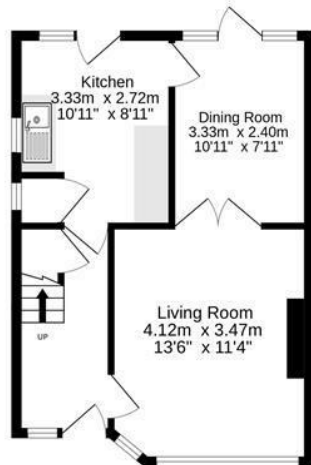




Ground Floor  
53.5 sq.m. (576 sq.ft.) approx.



1st Floor  
38.1 sq.m. (410 sq.ft.) approx.



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TOTAL FLOOR AREA : 91.6 sq.m. (986 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information QR Code:



Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>82</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Important Notice

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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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