





4 Hatch Close, Kirtlington, OX5 3JT

Offers Over £400,000

**Little comes up in this village offering this level of accommodation for anywhere even close to this price!**

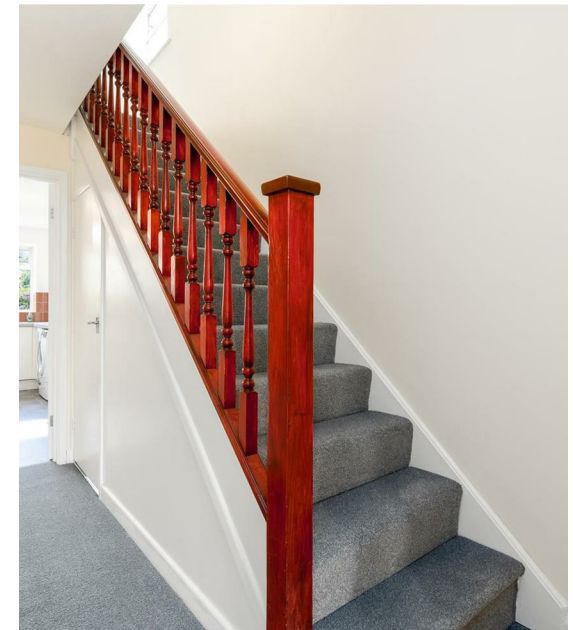
Representing fantastic value for money in this premium village, a 3 bed detached house with extension potential (STP) set in a small cul-de-sac within a great village near Oxford & Bicester. Long living room with fireplace, conservatory, pretty front & rear gardens plus driveway & parking. NO CHAIN

Kirtlington needs little introduction locally. It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons. The great local primary school also feeds through to an excellent C of E secondary in Woodstock (with private schools also within easy driving distance). Two high quality pub/restaurants provide great food and drink. Close road and rail links (40 mins to Marylebone from Bicester North - 6 miles away) provide immensely easy commuting. The old stone quarry by the canal, plus the Capability Brown gardens of Kirtlington Park, offer lovely walks etc. But for many, it's the community with its all-inclusive ethos, sense of vibrancy and spirit that makes it the sort of place people rarely want to leave.

Hatch Close is a cozy cul-de-sac of just 8 houses, set back off a no through road barely a couple of minutes' walk from the centre of the village. It's absurdly peaceful as there's no passing traffic, and the outlook to the front is of wide front gardens and a very open feeling. Number 4 has been in the same family since new, a very good testament to how lovely a place this is to live. While most would update the kitchen and bathroom, with newly redecorated walls and new carpets/flooring in most rooms, it's an easy house to move into immediately and tweak when you can/wish. There is also a high probability it could be extended, subject to consents, as others in the Close already have. If you need advice on that please ask.

The first impression is of a house set well back behind a welcoming close, behind an ample and pretty front garden. The enclosed porch offers useful space for wellies and coats, with the door at the rear opening into a long hallway that leads right through to the kitchen at the rear. To the right is a cloak room, and beyond that the stairs rise away from you on the right hand side, with a deep and useful store cupboard beneath.

- Peaceful village cul-de-sac
- Three bright bedrooms
- 28 ft living/dining room
- Conservatory
- Family bathroom, separate toilet
- Downstairs toilet
- Lovely gardens to front & rear
- Ample driveway plus garage
- Extension potential (STP)



4 Hatch Close, Kirtlington, OX5 3JT

Offers Over £400,000

Take a left, and the living room is surprisingly large. A wide window to the front looks out over the peaceful close and front garden. Where this was once two rooms, the central wall has mostly been removed, leaving the open fireplace and chimney breast halfway down the room. This layout is perfectly suited to dining at the rear (next to the kitchen), with the seating area at the front. And a pair of sliding doors open into the conservatory, a good size space that's ideal for enjoying the bird life in the garden behind.

Adjacent to the dining area, the kitchen is currently separate, with units running around three sides and including a modern, stainless steel oven and hob fitted. The door on the side also exits to both the garden and also a door giving access to the rear of the attached garage. As is often popular, it should be straightforward to remove the wall between the kitchen and living room if you wished, thereby by creating a fantastic, open plan downstairs.

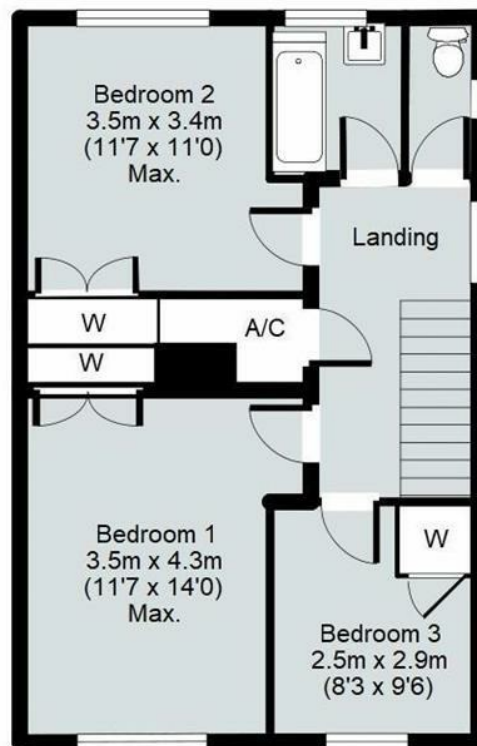
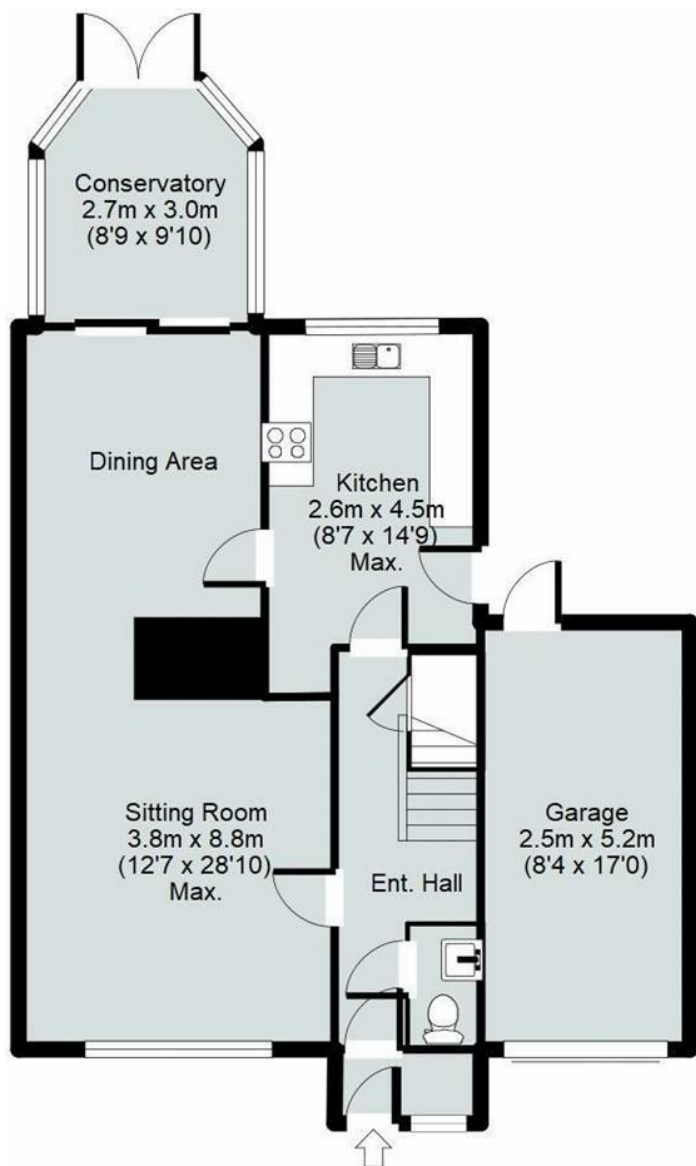
Heading upstairs, the broad landing is light with a window to the right hand side. At the rear, the bathroom and toilet are still separate, an arrangement that can have an advantage for those with teenagers! But if you wish, amalgamating the pair would create a large and bright bathroom. The three bedrooms are all ideally proportioned, with large windows that look out over either the peaceful close at the front or the gardens and pretty stone houses to the rear. Even the smallest is a good size, with a deep cupboard over the stairs that offers very good storage space. Bedrooms one and two are larger, ample doubles, and as both have double wardrobes inset there is less need for other furnishing to clutter the space. It is also worth noting that the loft, while probably not suitable for conversion, is generous and hence offers very good storage potential.

Outside, the front garden is very pretty. Mainly lawn, the collection of shrubs, rose bushes and flowers to several borders give it a mature, relaxed feeling. The path leads in from the close, culminating in a low step to the front door. Next to it is a long driveway, offering great parking in front of the integral garage. To the left of the house, an archway and gate lead to the rear garden. Lovely, mature borders, run round much of the garden, flanking percent of its mostly lawn. There's also a terrace behind the conservatory. The whole space is peaceful and mature, and safely enclosed for pets and children alike.

Mains water, electricity, gas CH  
Cherwell district council  
Council tax band D  
£2,198-27 p.a. 2023/24  
Freehold







APPROX GROSS INTERNAL FLOOR AREA: 121 sq. m / 1304 sq. ft

This floor plan illustration is only an approximation of measurements, existing structures and features, and is provided for convenience and visual reference only. While every effort toward accuracy was made, SPS nor its agents or employees can be held liable about the information presented in this floor plan sketch. The buyer should always confirm measurements, using their own sources prior to purchasing/renting as this floor plan is only approximate. Copyright SPS. For Illustration only. Copied Plan

#### 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 |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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 |           |

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)

**01869 343600**

<https://www.cridlands.co.uk>