





22 Dairy Crescent, Bletchington, OX5 3FA

Offers Over £425,000

**Very few modern properties can offer the character of an older house; this one has both the charm and the practicality. Simply gorgeous.**

A beautiful Arts & Crafts Movement-inspired modern cottage overlooking open farmland on the outstanding Duchy of Cornwall development. Two large bedrooms, huge boarded loft (extension potential?), plus the rare advantage of a garage with power next to the house. Wonderful house and location.

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 newly built school and village hall are both well used by the community. The hall hosts a café plus a range of clubs and classes, and there's also a village grocery store. There is an active sports and social club, with an adjacent childrens' play area, and the local pub provides good quality food and beverages. Access is excellent with Oxford and Bicester within easy driving distance. The village is also less than 10 minutes drive from the new Oxford Parkway rail station, which opened in 2015 offering trains to London Marylebone. In addition, 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.

Duchy Field represents a landmark shift in modern design ethos, melding the best ideas from the past with modern efficiency. The Duchy of Cornwall estate, under the auspices of the then Prince of Wales, released land for housing development with strict criteria. Designed by Francis Roberts Architects, it draws on the principles of the Arts and Crafts Movement of the late 19th and early 20th centuries to create designs that are practical and beautiful in equal measure. The scheme consists of a total of 58 houses ranging from 2 to 6 beds, in a mixed scheme that is cleverly planned to maximise a feeling of community with light and open space in abundance. Part of the criteria in planning the development was a focus on improving the village amenities, a remit that has been more than fulfilled as there is now a smart village primary school and playing field, a village hall and shop. But within that remit, the smallest detail was planned to perfection, from chimney design to the stone mullioned windows, it's all exquisitely crafted. Very few modern developments are as beautiful or as clever in design and execution as this.

Sitting at the right hand end of a small terrace of just five identical properties, number 22 looks out to the West across beautiful farmland that stretches far into the distance. The open porch with its gorgeous traditional styling shelters you from the rain as you enter via a sturdy timber door. Once inside, everywhere you look the detailing is a delight. From elegant pewter finish door handles to thick oak doors, to a beautifully patinated oak flooring, this is a high quality build. Ahead of you the stairs rise away, and beyond them a spacious WC is beautifully appointed in a style that's mirrored in the bathrooms upstairs, and next door to which the under stairs void is excellent for storage.

- Wonderful architecture
- En-suite & bathroom
- Utility & cloak room
- West-facing views of farmland
- Open plan living room
- Lovely rear garden
- Two large bedrooms
- Kitchen to rear
- Both garage and parking!



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Take a left and the living space is something rather special. The feeling of quality is further confirmed by some fantastic detailing. Aluminium windows, fitted with traditional catches but containing deep modern double glazed panels, frame a breathtaking view of farmland to the front. The hallway flooring gives way to carpet in the living room, and this then changes to tiling as it becomes the open-plan kitchen at the rear. Here, modern cream units contrast perfectly with the timber work tops. And the sink is perfectly placed for a view down the garden. High quality modern fittings include a stainless steel oven and hob by AEG, and there's both a fridge/freezer and dishwasher fitted. These units wrap round two sides, framing an area perfect for a table and chairs and behind which a door leads to the garden. And next door, it's a pleasant surprise to find a well equipped utility room with another sink, further units and also space for a washing machine.

Head upstairs and the landing leads off to all rooms. Take a right to find a bathroom that's beautifully appointed. Immaculate throughout, large, simple, elegant tiles frame the floor and much of the walls, with a bath to the right hand side, above which is a shower. Next door is the smaller of the two bedrooms; a statement that belittles what is a pretty huge room by most other standards... Well proportioned, it's a very generous double room, and a pretty window inset into the eaves at the rear provides a lovely view out over similarly attractive properties beyond the gardens. The larger of the two bedrooms gets to enjoy the same view to the front as the living room, over the fields. This room includes a generous double wardrobe, and off to the side the ensuite is fitted in a similar style to the bathroom, albeit with a shower. And it's fun to note that the elegant window provides the best view from a shower room we've seen in quite some time! Note we have measured the loft space as the roof void (with the floor already boarded for storage) appears suitable for conversion; please ask if you would like advice on this potential.

Turning to the outside space, the frontage is ever so pretty. Deep planter beds provide a natural border between the house and the path. The block paving beyond is the smartest of roadways, which only links these five houses to the centre of the development, hence the passing traffic is minimal. On the right a gate leads to the garden, and next to it this is the only one of the five with a garage immediately adjacent, with dedicated parking for two cars outside. The extra value of this garage is considerable. It is currently used as a home gym, but could equally have value as a home office.

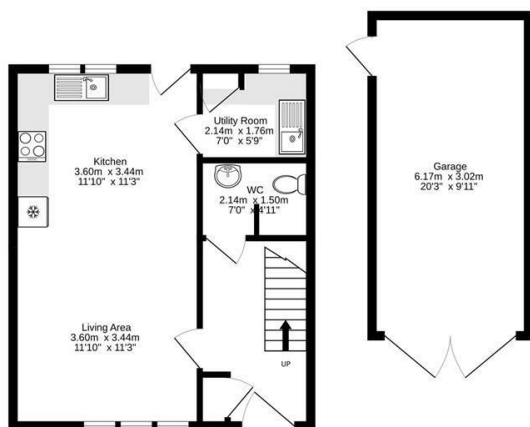
The garden is as delightful as the house. Behind the house, the terrace runs the full width, on the right accessing the garage and front gate, and continuing up the left of the garden until it eventually comes to the rear gate - providing swift access to the village, shop, school etc. A gravelled area is arranged as a sun trap spot for seating, and either side the garden is secure with close board timber fences. It's peaceful, surprisingly secluded, and as it faces South East it enjoys full light for much of the day.

Mains water, electric, gas CH  
Cherwell District Council  
Council tax band "D"  
£2,092 p.a. 2022/23  
Freehold

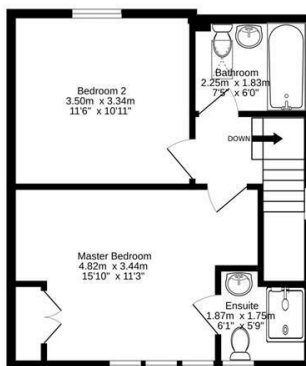




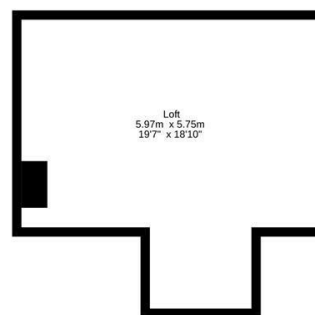
Ground Floor  
58.1 sq.m. (625 sq.ft.) approx.



1st Floor  
38.6 sq.m. (416 sq.ft.) approx.



2nd Floor  
27.9 sq.m. (300 sq.ft.) approx.



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TOTAL FLOOR AREA : 124.6 sq.m. (1341 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 84                      |           |
| (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 |                         |           |
| 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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