



Light, bright, characterful and perfectly located for local amenities and wider commuting.

A wonderful former coaching inn with great charm and much character. Vaulted ceiling main bedroom with new en-suite, up to three further bedrooms and up to three receptions. Garage with mezzanine storage, gated parking, pretty gardens. Available 7th July, unfurnished.

Bletchingdon is an attractive 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 by its First school. There is a new village hall, a Co-Op store, and a new school, in addition to an active social club. Commuting access is excellent with Oxford and Bicester within easy driving distance, Islip and Bicester stations are close by and there are frequent buses running to and from Oxford.

By the mid-18th century, England was criss-crossed with coach routes, and hundreds of inns were spread out at 7 to 10 mile stages across the land. The coach stopped at the end of each stage to change horses and allow passengers to refresh themselves. London House dates from approx. 1750 at which point it was part of the Red Lion coaching inn set on what was the main London road to the Cotswolds. As such it is rather a special place, and it exhibits great character with many intriguing oddities and charming features. It has undergone some significant recent upgrades and hence it is ready for rent immediately.

The house is a very good size. While the entrance door is at the front, it is almost always entered through the kitchen (as the driveway parking, and garage behind, are closest to that door). From the driveway, walk left through the arch onto a cobbled path, where the utility room is the first door to your left. This is a pretty vast room, the ideal laundry and store space away from the living accommodation, and in addition next to it is a large further storeroom. The utility has plumbing for a washing machine etc, plus a Belfast sink with a wide timber worktop either side. Back outside, and next to the utility a door opens into the kitchen, with a cloak room just next door. The kitchen itself is long and slender, recently refitted with a full modern suite of units that also includes a new double oven and hob. And the windows to the rear offer a pretty view out across the garden. Head through and you come to the dining room, bright and positive with a large window to the front, offering ample space for the largest of tables with room to spare for dressers etc, and looking left you'll find a very deep under stairs cupboard.

Take a right and the living room is the star of the show. Bright and large, the character is strong with an open fire in a stone surround, plus a sturdy beam overhead that still retains some of the original hooks from when this was part of the coaching inn! Intriguingly, the main front window is far larger than the rest which we suspect means at some point it was also a shop. Back across the dining room, past the stairs and front door, and the last of the downstairs rooms could just as easily be a living space or a further bedroom, as it is away from the rest of the living areas. This room also contains another fireplace.

Upstairs at the top, take a right and the first of three upstairs bedrooms is large, long, with a useful cupboard that runs deep into the space over the stairs. Next door the first of two bathrooms includes both a bath and a shower overhead. Further down the landing, another bedroom is similar size to the previous, again a very good size and including wardrobes. Opposite, the second bathroom is also set up with a bath over which there is a shower. And saving the best till last the main bedroom at the end of the landing is fantastic. Open all the way up into the roof with beautiful old timbers criss-crossing the walls and ceiling, this is the legacy of when the old coaching inn was thatched. Our clients have also recently finished creating a large and stylish ensuite for this room, beautifully fitted with a very high quality suite. The execution of its creation is beautifully in keeping with the style of the bedroom, with timber framing and a wonderful finish.

Outside, to the right a pair of timber gates open into a lovely, probably original, cobbled driveway with enough space for a couple of cars, covered by the roof structure above. Behind it, the garage has also recently been refreshed, now with further parking inside plus a mezzanine offering a very useful storage area above. And the garden space to the left is very attractive with a number of shrubs, trees and borders giving it a secluded and peaceful air – the perfect spot for entertaining friends or just settling down with a glass of wine.

Mains water, gas, drainage
Cherwell District Council
Council tax band F
C. £2,500 p.a.2023/24

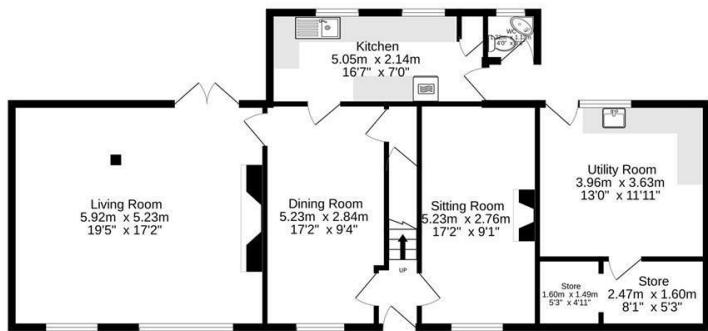
- Great character
- Fab, vaulted main bedroom
- Up to three further bedrooms
- Wonderful new en-suite
- Two further bathrooms
- Refitted kitchen
- Huge utility & store room
- Detached garage with store above
- Gated parking, pretty gardens



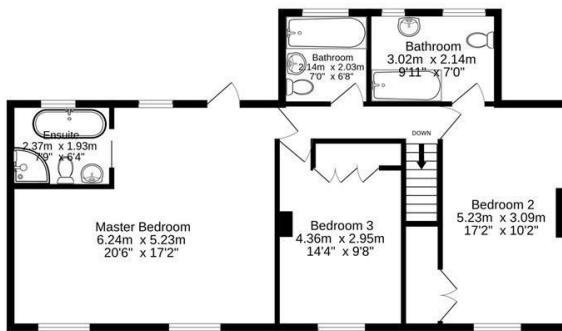




Ground Floor
95.2 sq.m. (1025 sq.ft.) approx.



1st Floor
79.0 sq.m. (850 sq.ft.) approx.



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TOTAL FLOOR AREA : 174.2 sq.m. (1875 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 treated 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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
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