



30 Hatch Way, Kirtlington, OX5 3JS

Offers Over £350,000

**The difference between what this house was when our clients bought it and today is two separate universes. So stylish, so lovely, just irresistible.**

The very best renovation of one of these lovely cottages we have ever seen, set back behind a cobbled courtyard with no passing traffic. Three beds, large living/dining room, great energy efficiency, pretty garden, garage... And truly stunning condition!

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. Try the walks through Capability Brown's gardens in Kirtlington Park, or through the woodland in the old quarry; or have a pint in the Oxford Arms or Dashwood. Then check the travel time to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Frequent bus services to Oxford, Kidlington etc are available from a stop just yards away, and the walk to the school, shop and pubs is just a couple of minutes. There are many reasons to live here. But its all-inclusive ethos, sense of vibrancy and spirit makes Kirtlington the sort of place people rarely want to leave.

In the 1970's what was a redundant farmyard was redeveloped to provide more accommodation for the expanding needs of this lovely village. Number 30 is one of a handful of modern cottages built to mirror the style of the neighbouring barn conversions. The position with just a few houses ranged around a cobbled courtyard is so clever, with no passing traffic and a really peaceful, spacious viewpoint through the enormous barn-style front window. But that is where the similarity ends... Our clients bought the house set up pretty much as it was in the seventies, with night storage electric heaters, leaky windows, etc etc. From replacing windows with Timberlook flush sash conservation pvcu, to adding gas heating to high quality flooring and even a range cooker, it is a shining example of how just a few people have the eye for style with real substance. Every detail has both a purpose and a flair for design. Consequently it really is a turnkey house with absolutely nothing you need to do but enjoy! I wonder if they would like to do my house...?

The smart new Solidor composite front door leads into a classic Victorian style entrance hall with the stairs leading up directly away from you. On the right is the entrance to the living room. The first thing that strikes you is the light. Tall ceilings with exposed rafters, a lovely engineered timber floor, plus that vast barn-style front window all make this feel so upmarket and so spacious. But it isn't just that which impresses, it's the more minor details. The copper heating pipes are pristinely, neatly run up the corner but left polished and exposed as they contrast with the blue wall to the left and the white ceiling above. Then there is the recess built in for a tv with all the wiring hidden. And the shelves, perfectly fitted in the alcoves, pristinely white to contrast with a cool pastel wall colour. And as you look to the rear the dining area is naturally, neatly placed in front of sliding doors that flood in light as well as giving you a view across the garden. This of course sits ideally placed next door to the kitchen. Again, the detailing is really rather special. A black range contrasts beautifully with a generous range of farmhouse-style kitchen units finished off with thick solid oak work tops. Around the space between wall and base units are classic Art-Deco tiles. And as if the cupboard space wasn't ample, the vast understairs cupboard certainly will be! For a sense of how much thought has gone into this house, look at the cupboard handles - a copper finish to continue the theme of the copper pipes in the living room... Just perfect.

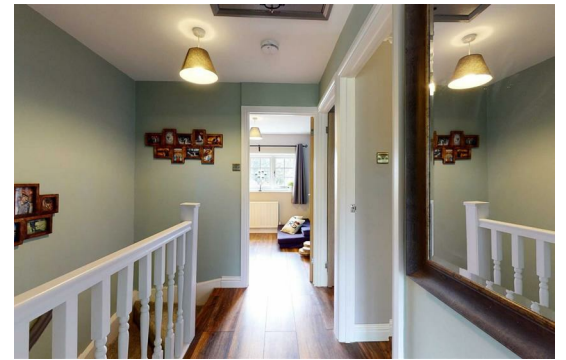
Upstairs you will find more of the same. Carpet leads up the stairs to soften the sound of footsteps. At the top the same engineered timber floor pervades from the wide landing (with its large cupboard over stairs) through all three, pristinely finished, bedrooms. The largest overlooks the peaceful courtyard to the front, and at 13 feet long it is a genuinely good, well proportioned double. Behind it, bedroom two is only marginally smaller hence a similarly useful space, and this presents a lovely view to the rear over your garden and others beyond. The smallest of the three is capable of being used as a double at a push, but is more likely a great child's bedroom or very useful study. Serving all three, the bathroom has been completely remodelled. Large tiles give the space a feeling of openness and simplicity, flattering the dimensions. This includes a walk-in shower which further amplifies that feeling. But what we like most is the clever contrast of dark and white tiles that also key in with the charcoal coloured towel radiator.

Outside, the house sits well back behind a broad cobbled courtyard with various trees and shrubs to soften the general scene. The patch of lawn space to the front is currently artificial grass simply because our vendors are busy people and wanted it to look good without needing maintenance. This could be changed if you wish. To the rear, the same artificial grass covers most of the rear garden, with a brick terrace immediately behind the dining room doors. The whole garden is enclosed with a simple panel fence that is green painted to blend in with the outlook. And at the rear there is a gate leading out to the rear of Dashwood Mews, another small collection of houses, for ease of bin access etc. Note that the garage is in an adjacent block of just a handful, and it includes a vaulted ceiling that could if desired provide extra storage in addition to the good size loft within the house.

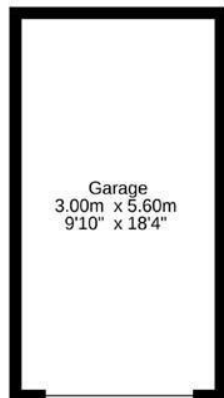
Mains water, electric c.h.  
Cherwell District Council  
Council Tax band D  
C.£1,974 p.a. 2020/21

- Simply stunning renovation
- Open plan to dining room
- Pretty garden inc rear access
- Three bright, airy bedrooms
- Stylish kitchen inc range cooker
- Garage with vaulted ceiling
- Large, characterful living room
- Bathroom inc walk-in shower

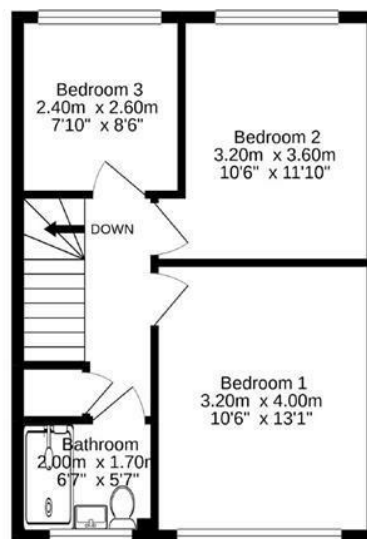
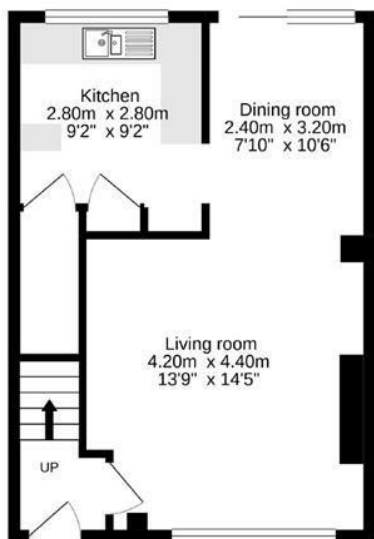




Ground floor  
55.5 sq.m. (598 sq.ft.) approx.



1st floor  
39.4 sq.m. (425 sq.ft.) approx.



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TOTAL FLOOR AREA : 95.0 sq.m. (1022 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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