



34 St Giles, Bletchington, OX5 3BX

Guide Price £295,000

Light & spacious 3 bed house with living room, kitchen/ dining room, private garden, in a lovely village location

Light & spacious 3 double bed house sat back behind trees and lawns on a sleepy side road. Ample living room, kitchen/ diner, private garden, plenty of parking adjacent. Lovely village location with a brand new school and village hall, just a few miles from Oxford and local road/ rail links.

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 by its First school. Local activities revolve around the village hall as well as a 17th century pub (which also supplies basic goods and newspapers), and an active sports and social club with playing field and childrens' play area. In addition The Duchy of Cornwall has given the village land for new village infrastructure. Hence there is now a brand new School and hall, plus a new shop. This project has elevated the desirability of the village considerably. 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 and Bicester. The village is less than 10 minutes drive from the new Oxford Parkway rail station which opened October 2015.

34 St Giles is part of a pleasant development built in the 1960's to provide light, spacious and well proportioned accommodation mainly for families. The property has been well cared for by the current owners who have been there for some years, and are only leaving now that family life is changing. Today it offers an exceptionally affordable way into a great village with a lovely community.

Walking into the house the open porch covers the entrance to a hallway with the stairs rising away to the right, and at this point there is also a cloak room. To the left a good sized living room with fireplace is exceptionally light by virtue of a large double glazed window overlooking the front garden, and as the fireplace aperture still exists a woodburner or other fire could easily be added (subject to the usual checks - please ask for our trusted contractor details). Behind this the family kitchen is generously stocked with a wide range of modern units, and there are pantry cupboards to one side. Underfoot is a practical vinyl floor, and the size of the room allows more than enough room for a dining table and chairs overlooking the rear garden.

Upstairs there are three ample bedrooms. What would probably be the master looks out towards the front with a rather pleasant outlook over the grassland and trees, and is well appointed with a generous number of wardrobes and storage cupboards. Bedrooms two and three are also both doubles, the former also including a wardrobe. And surprisingly for a property at this price, bedroom three is a genuinely useable double with space for a chest or bureau as there is a deep over-stairs cupboard that could provide generous hanging space. The bathroom features a modern white suite that includes a shower.

Outside the plot is surprisingly generous. To the front there is an attractive and lengthy communal grass area in front of each property. At the rear the house has a secluded garden which features a block built outhouse/ shed. The main space is paved and gravelled for ease of maintenance, with various shrubs and flowers interspersed. And from the gate to the rear, which allows access within a few moments' walk to the school, shop etc, there is ample parking in the lane.

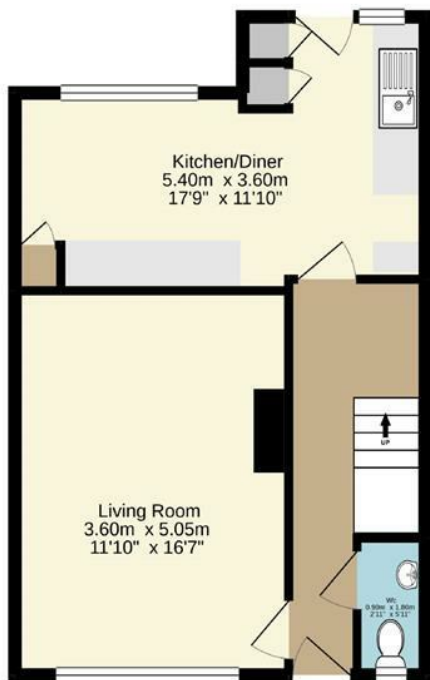
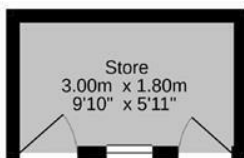
Mains water, gas, electric
Cherwell District Council
Council tax band C
C.£1,688 p.a. 2019/20

- Good order throughout
- Family kitchen/ dining room
- Parking adjacent to front & rear
- 3 well proportioned bedrooms
- Modern bathroom
- Many amenities nearby
- Spacious living room
- Ample garden with brick shed

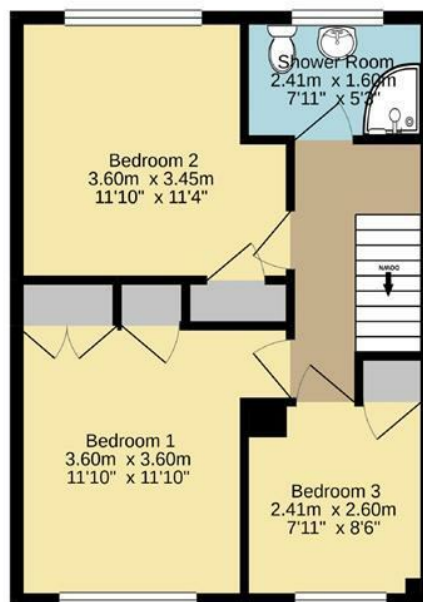




Ground Floor
49.1 sq. m. (528 sq. ft.) approx.



1st Floor
41.3 sq. m. (445 sq. ft.) approx.



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TOTAL FLOOR AREA : 90.4 sq. m. (973 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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) A		87
(81-91) B	74	
(69-80) C		
(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	

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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