





14 Bletchingdon Road, Kirtlington, OX5 3HG

Guide Price £575,000

A really characterful house with some lovely features. Huge space for a family, within a short walk of the village centre.

Extensively remodelled and enlarged (just under 1700 sq ft) semi-detached house set in a large plot with lovely, mature gardens. Four beds (one en-suite), and fab living space that includes a 23 ft long kitchen with utility, 18 ft dining room, living room, large study and conservatory!

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 - or 55 mins from Oxford Parkway - 5 miles) 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.

14 Bletchingdon Road started life as a conventional 1950's semi - sturdy, pleasant, but not large. Since the turn of the century, the house has been extended, remodelled and continuously improved, including recently re-roofing the kitchen amongst other items. And the smaller details such as a Hive heating controller (for control via an app if desired) and blackout blinds throughout the bedrooms and bathroom, all show continuous evolution. This all adds up in a wonderful, characterful and bright house that's a joy to use. With a large plot to front and rear there's also generous parking to the front behind a pretty boundary of trees and hedges, and a substantial rear garden that's mature and pretty. It's a wonderful place for anyone to spread their wings.

Walking into the hallway the flooring is attractive and practical with black and terracotta tiles. To the right the dining room is substantial, offering masses of space for a large table and a number of chairs, and the floor is attractive in oak. Next door, the kitchen/ breakfast room is even larger. Overhead the impressive vaulted ceiling flatters the dimensions even further, and a range of units with solid wood work tops, ceramic sink, and a 5 ring range cooker with gas hob runs down the right hand side, leaving a significant space for a breakfast table as well as masses of room for dressers/chests etc. At the rear, a stable door exits to the garden and off to the left side the utility room contains further various storage units.

- Extraordinary space
- Kitchen/breakfast plus utility
- En-suite, bathroom & cloak
- Great character
- Living room with fireplace
- Ample driveway to front
- 4 light bedrooms
- Conservatory & study to rear
- Lovely, mature gardens to rear



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Heading back to the hallway, on the left a good sized living room is bright and airy, focusing on a pretty fireplace flanked to either side with many hand-built shelves and store cupboards. To the rear glazed double doors open out to a wood-framed and double glazed conservatory that's also large, and the style of which is particularly attractive. The WC nestles off on the right. And completing the downstairs, the study is placed facing out towards the garden, a view guaranteed to make concentrating on work a challenge you'll relish!

Heading upstairs, a pretty staircase leads up to a landing with exposed boards, and the roof light window above highlights the alcove filled with shelves as well as the roof trusses peeking out towards the rear. All four bedrooms are interesting and useful. The main bedroom in particular is pretty and interesting, with an en-suite that's rather charming, fitted with a large shower alongside a stone sink topping a painted timber vanity stand. Another bedroom to the rear has a vaulted ceiling with roof light window above as well as a window overlooking the gardens! Two more bedrooms are both well proportioned, with one featuring a deep cupboard that extends into the space above the top of the stairs. Serving all, the bathroom is fitted in a similar style to the en-suite, and all the better for it as the style is attractive and practical.

Outside the rear garden extends to some 80 feet in length but is also a good width, equally perfect for quiet Sundays or entertaining. Various wood-framed planters run to one side behind the flagstone terrace adjacent to the kitchen. The main body of space is laid to lawn but at the rear there is also a shed along with a childrens' play house. At the front, the house is set well back from the road behind first a path, then mature hedge, then an area of lawn that's presented in beautiful condition and flanked by a smart block-paved driveway. There is also a path running from the frontage down to the front door. NB you'll notice the lack of any boundary fence between this house and the attached neighbour. This is by design as both households get along well and prefer the feeling of openness. But reinstating a boundary fence if desired is perfectly feasible if you wished.

Freehold

Mains water, electric, gas CH

Cherwell District Council

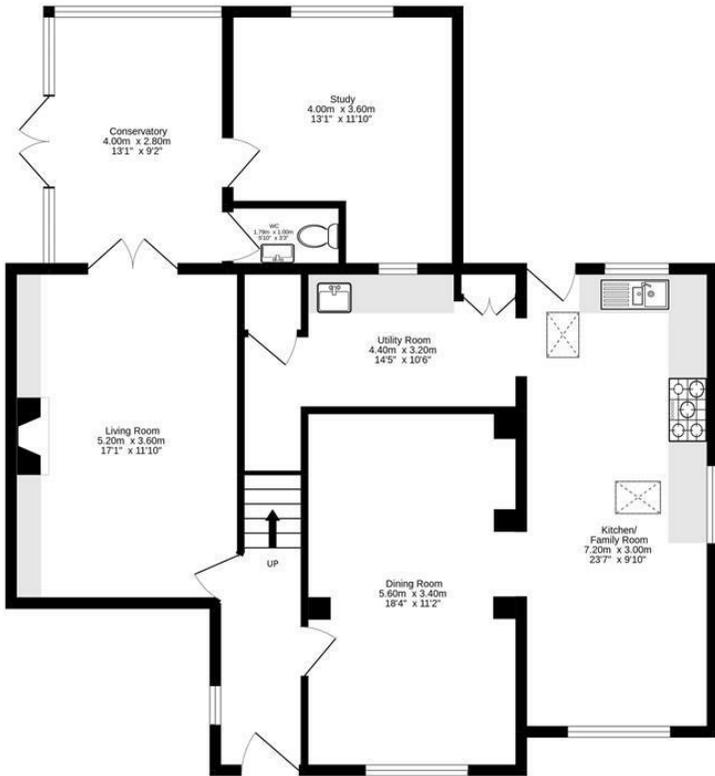
Council tax band E

£2,558 p.a. 2022/23

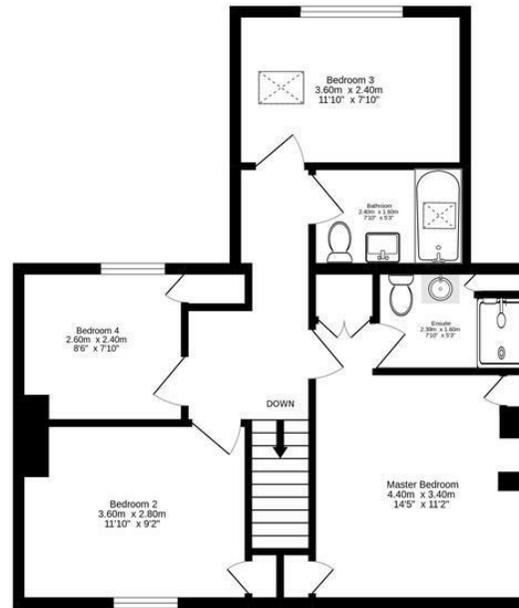




Ground Floor
100.1 sq.m. (1078 sq.ft.) approx.



1st Floor
55.2 sq.m. (594 sq.ft.) approx.



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TOTAL FLOOR AREA : 155.4 sq.m. (1672 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) A			95
(81-91) B		73	
(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	

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