





24 St Giles, Blatchingdon, OX5 3BX

Guide Price £350,000

**Just a few months ago this house was stuck firmly in the 1970's. It is now beautifully contemporary and presented in fantastic order**

Outstanding modernised and extended end of terrace house with a 28 sq metre kitchen, island with breakfast bar, oak flooring, new electrics, new windows, new heating/ plumbing, etc etc - almost a new house. Superb standard of fitting and finish throughout and very stylish. NO CHAIN

Blatchingdon 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 village hall is well used by the community, providing a café and hosting a range of clubs and classes, as well as a village grocery store. There is an active sports and social club, with an adjacent childrens' play area. 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. 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.

Number 24 has undergone THE most comprehensive upgrading and extension we've seen in this road! The original, standard compact house has transformed into something completely different. From the new front door to the new back fence, almost nothing is as it was six months ago. The full width extension has created a kitchen that's over 28 square metres! And glazed doors between living room and kitchen open out to create effectively a fully open plan downstairs when you want it. No one goes to this effort, but our client did as a private project outside his normal day job of project managing high-end building works. Hence the fit and finish is far beyond what we would normally expect. If you want the best, this is the one...

The sturdy new front door opens into a very stylish hallway, with a view right through the kitchen and out to the garden, and oak flooring that extends seamlessly right through the whole of the downstairs. The vendor has built a new cloak room off to the right, intrinsically modern in design and impeccably presented with a compact sink placed on a neat vanity unit. Beyond it the tall, slender window on the right is a genius touch, placed in exactly the right position to maximise the natural light flow. Past it the stairs rise away from you to the right, and opposite on the left is the door into the living room. Inside, you instantly feel at ease. As with everywhere else in the house the finish is stunning. As the house sits at right angles to the quiet road outside, all you see to the front is a wide expanse of grass with various trees, a delightful and peaceful outlook. And as it's a large window, again the natural light is stunning. Turn around and to your right the connections for a wall-mounted tv are already in place, and a stylish touch is the inset shelves either side with their own downlighters - perfect for displaying your most prized possessions or just housing the DVDs. And to the rear, glazed oak double doors can either close off the living room from the kitchen, or fold back to leave a wide opening looking right through the kitchen. Even the slot for the bottom door lock is inset into the oak floor - attention to detail of an obsessive kind...

- Extended & beautified
- Light, bright & airy
- Stunning open-plan kitchen
- Linked living room
- Main bedroom with en-suite
- Second bedroom
- Cloak room
- Rear garden with brick shed
- On road parking



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And then there's the kitchen. For modern living, most of us would ideally like a space in which almost all daytime activities can take place without being cramped or inefficient. Few houses at anywhere near this price offer such a space, but here we have everything and more. At the rear almost the whole width is equipped with bi-folding doors, inviting the garden into the kitchen. Above your head, Velux roof light windows bring in vast amounts of natural light. The island is larger than average, with a significant amount of storage inbuilt, and the generous work surface includes a broad breakfast bar. To the right, the run of units has to be seen to be believed. A washer/dryer, dishwasher, fridge/freezer, plus Neff oven, hob and extractor are all fitted. And the lengthy work top is more than enough for any food prep needs. But regardless, the floor area is such that a very sizeable dining table would easily sit to the left with ample room remaining for dressers, chests or even a sofa/ easy chairs. It really is a space for all needs.

Upstairs, both bedrooms are comfortable doubles. The main sits to the rear, with two pairs of high quality timber sliding doors hiding vast storage/ wardrobe space across all of one wall. the window to the rear looks out over your own and neighbouring gardens behind. And to the side, the en-suite is stylish with a large shower that includes a thermostatic shower. Bedroom two is a very similar size, also fitted with wardrobes, this time overlooking the peaceful open lawn and trees to the front. And the bathroom follows a similar style to the en-suite, albeit this time larger hence equipped with a bath. Also on this floor is a further cupboard that houses the gas central heating boiler, as well as providing more opportunity for valuable storage

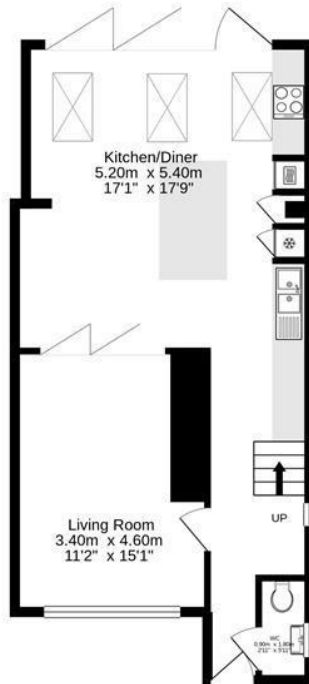
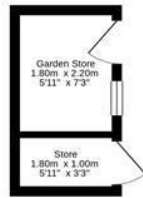
Outside, to the front the house sits well back from - and side on to - the lane outside, with a wide expanse of communal lawn flanked by various trees. To the right of the house a gate leads to the communal path that serves pedestrian access to the back gardens of the terrace, and from it a further gate leads into the rear garden. Mainly lawn, there is also a terrace area immediately behind the kitchen that also extends down to the back gate. Next to this is a brick outbuilding providing ideal space for lawnmowers and other implements. Parking is on street but it is unrestricted and hence free to all residents.

Mains water, gas, electric  
Cherwell District council  
Council tax band C  
£1,777-06 p.a. 2021/22





Ground Floor  
57.7 sq.m. (621 sq.ft.) approx.



1st Floor  
37.0 sq.m. (399 sq.ft.) approx.



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TOTAL FLOOR AREA : 94.8 sq.m. (1020 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                                   | 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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[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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