





10 Bletchington Road, Kirtlington, OX5 3HG

Offers Over £400,000

**An opportunity to create something really special from the origins of a house that has been loved by the same family for nearly eighty years!**

One owner since new in 1947, a lovely three bed semi in a fine plot of circa 1/3 acre. Beautifully kept but now in dated condition, ripe for updating and suitable for extension subject to permissions. Three receptions, three bedrooms, garage & drive, large front & rear gardens, & NO CHAIN.

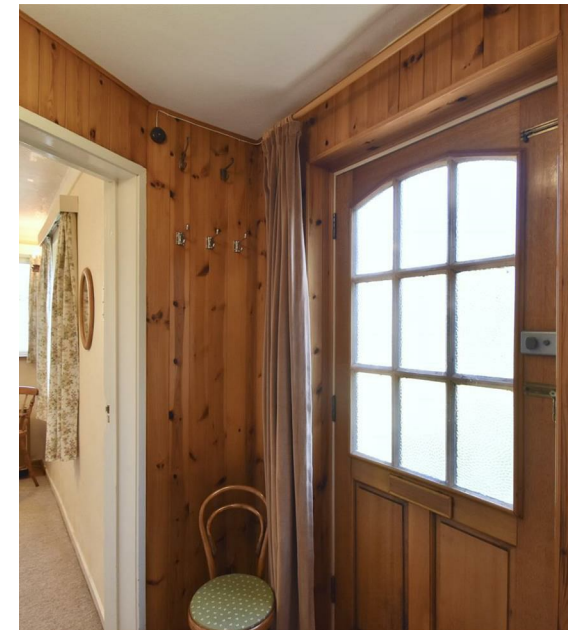
Kirtlington needs little introduction locally. It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons. The great local primary school also feeds through to an excellent C of E secondary in Woodstock (with private schools also within easy driving distance). A high quality pub/restaurant provides great food and drink. The village hall is a frequently-use hub, plus there are various groups ranging from youth club to scouts to WI. Close road and rail links (40 mins to Marylebone from Bicester North - 6 miles away) 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.

In 2024 it is very rare that we find a property from the end of the Second World War that is still owned by the same family! Our clients' parents bought this house new in 1947. How different the world must've looked back then... it is a fine testament to this house that it has cared for the family through three generations. For all of them this house has been the epicentre of family life, the constant for love, warmth, and security. The day this house leaves their lives will be a sad one. But they hope it offers a new generation the chance to enjoy life as much as much as they have.

The house sits in an unusually generous plot, approaching a third of an acre. Sat on the corner of a more modern development, it is wide as well as long. Entering the hall from the front door, the stairs rise away dead ahead, with a window at the top bringing in good natural light. Take a left, where the large and bright living room is to be found. The room is generously proportioned, with windows to both front and rear, and its central focus is a fireplace either side of which are long alcoves ideal for shelving etc. And the view from either window is a pleasant one, across gardens.

On the other side of the hall, the dining room is also double aspect. Its proportions are ideal for dining with six or eight chairs around a good size table. There is fitted storage to one side, and as next door it offers a view out over the front garden that is very pleasant. Behind the dining room, the kitchen is long, with units on both sides, and it culminates in a rear entrance lobby that includes a good side study and also a cloakroom. Next to the kitchen a deep under stairs cupboard provides very valuable storage, and opposite is a very useful larder.

- Wonderful, mature plot
- Separate dining room, & study
- Driveway parking & garage
- Ripe to modernise/extend (STP)
- Shower room & cloak room
- Generous front & rear gardens
- Double aspect living room
- Three bedrooms with storage
- Fine village location



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Upstairs, it is charming to find the children's old nameplates on the original doors! The smallest of the rooms is an ample single, with an inbuilt store cupboard to one corner. Across the hall, the next bedroom is quite a lot larger, well proportioned and also fitted with a store cupboard. The largest of the three is a pretty room with plenty of space, and this looks out to the frontage, which from this elevated position means a lovely view across the front garden as well as the parkland and trees opposite. Serving all three, the bathroom was more recently converted to a shower room, but this could be reversed if desired.

As previously mentioned, the plot is unusually large. The front garden is a lovely, wide expanse of lawn with various mature trees, shrubs and pretty flowers dotted around, with the whole enclosed by a close board fence. The outlook to the front is across into the grounds of Kirtlington Park, offering a permanent and lovely view across mature parkland. broad expanse of lawn to the front is enclosed with close board fences on all sides. The off road parking is paved to the side of the house, enclosed by a pair of low metal gates, and next to it is a detached garage also accessed from the side road. A path runs from driveway to the front door and also round to the rear where another door leads into the rear lobby. A good sized shed/summer house (with terrace outside) sits just past the garage on the right of the house, and beyond that the garden continues onwards to a taper, with most of it lawned. There is also another shed at the far end.

Our initial investigations, combined with evidence of work done to other properties in the same road, indicate there is potentially quite significant scope for extension of the existing property, subject to consents. As it is currently dated, this would appear to be the perfect opportunity to expand while modernising. In doing so, this would hardly dent the overall nicety of the outside space, with gardens that are lovely and mature.

Mains water, electricity  
Mains gas available in roadway  
Cherwell District Council  
Council tax band C  
£2089-78 p.a. 2024/25  
Freehold

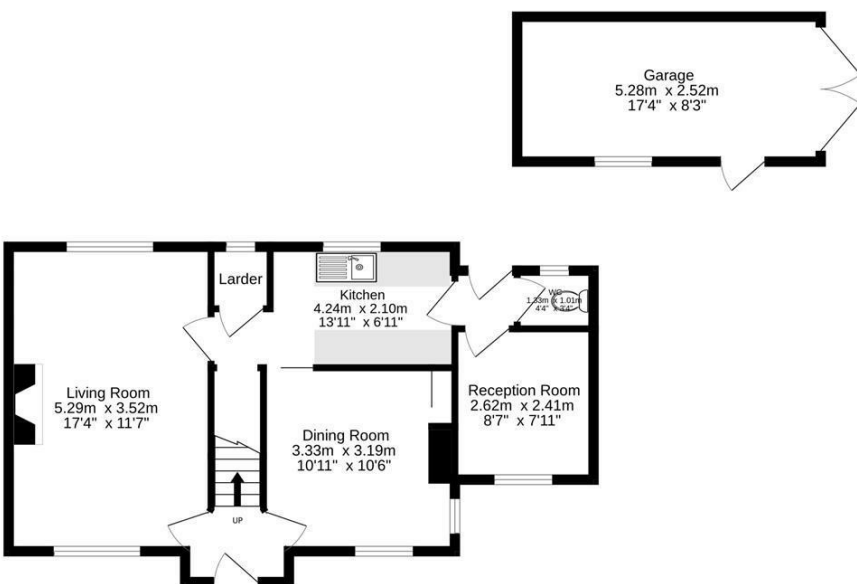




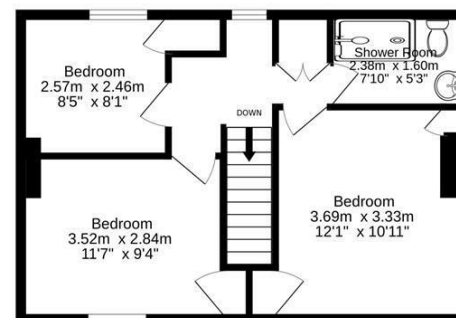
## Material Information QR Code:



Ground Floor  
63.1 sq.m. (679 sq.ft.) approx.



1st Floor  
40.3 sq.m. (434 sq.ft.) approx.



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TOTAL FLOOR AREA : 103.4 sq.m. (1113 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) <b>A</b>                          |           | <b>78</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>44</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

## Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line  
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