ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

68 Hayday Close, Yarnton, OX5 1FS

Guide Price £290,000

Such great value for money - pretty, practical and very good quality. Move straight in, pour a glass of something, and relax...

Beautiful modern stone cottage with 2 generous bedrooms, spacious living room, well-planned kitchen, and air source heating. Stunning condition throughout, and located in a lively village just a couple of miles from Oxford. ***NB*** 100% OWNERSHIP AT THIS PRICE, OR 35% SHARED OWNERSHIP AVAILABLE.

Yarnton is an old Oxfordshire village with roots dating back many hundreds of years, with one notable story concerning the dissolution of the monasteries in the 16th Century when Henry VIII sold the village to his physician! In recent decades it has grown to accommodate mainly housing for families looking for a quiet location away from towns but with the easiest possible access to them. Buses run every 20 minutes to Oxford and travel to London is easy from Oxford train station, Oxford Parkway or via coach from Gloucester Green. For food and drink, The Turnpike, the Red Lion and The Royal Sun are all easily reachable and popular choices, or you can bus to Oxford or Woodstock for endless options. Kidlington is also nearby where you can find larger supermarkets, local markets and butchers which makes it an ideal location for convenient shopping. The local shop, Budgens, provides fresh produce from local sources (i.e., meat from Bourton Butchers) and fuel as well as a SubWay outlet. Blenheim Palace in beautiful Woodstock is reachable by bicycle or bus providing the perfect backdrop for walks and picnics. There are also a number of countryside walks that are directly reachable from the home, where you can spot sheep, deer and rabbits.

Hayday Close is a lovely place to live. Unlike many modern developments, it has an interesting and diverse mix of different properties - some stone, some brick, some larger and some smaller. This gives it the feeling of a warm village community, with good open space and pleasant architecture. In particular, the setting within walking distance of so many things is exactly what you would hope for. And the house itself is very inviting. Roomy, well presented in every respect and also well laid out, with great natural light, it's a brilliant home ready to move into with nothing you need to do other than enjoy. Note the current owners part own and part rent, with a Housing Association (Catalyst). This arrangement could continue with certain criteria, please ask for details.

- Wonderful condition throughout
- Two great bedrooms
- Quiet side road location
- Generous living room
- Generous parking off road
- Air source heating!
- Bathroom and cloak room
- Pretty rear garden

68 Hayday Close, Yarnton, OX5 1FS **Guide Price £290,000**

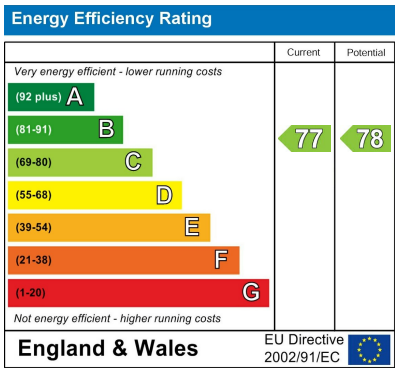
The open porch covers a door into a wide inner hallway off which the stairs rise ahead. Underneath them a large cupboard offers ample storage, and opposite is a good sized and immaculate cloak room. The kitchen sits at the front of the house, overlooking the path and trees outside, and beyond the road there is pleasant open farmland. Fully fitted, the kitchen is well designed to provide a significant amount of storage in addition to a modern oven and hob, plus a stainless steel sink placed perfectly in front of the window. At the rear of the house, the living room is great. A glazed door at the rear leads out to the garden, and this plus a window also on the rear wall provide great light. It's a large room with ample space for a good size suite of seating to one end with ample space spare for a table and chairs at the other.

.

Upstairs, a good size landing leads to all rooms. The larger of the two bedrooms is a great surprise, with such ample space that the Super King bed currently housed is a good distance away from the large wardrobes the current owners have placed at the other end. To the other end of the landing, the second bedroom is also a very good double, amply demonstrated by the pair of beds currently in situ along with a large wardrobe!! And serving the pair is a very pleasant bathroom, presented in lovely order and including a bath with a shower overhead.

Outside, to the front the house sits back from the road, behind a row of trees and a pedestrian pathway. At the rear, the garden is mainly lawn, securely enclosed with fencing to all sides hence safe for pets and children. There is a terrace just outside the living room, and to the back of the garden is a shed. An access gate to the left leads out to your pair of dedicated parking spaces and the access roadway back out to the roadway.

Mains water, electricity
Cherwell District Council
Council Tax band C
C.£1,755p.a. 2020/21



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

interested@cridlands.co.uk

01869 343600

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.