





Retro-styled and all the better for it. Masses of space and style, a real treat.

A large & beautifully renovated 3 double bedroom house with possible extension potential (STP) sitting in a broad corner plot at the edge of a tiny close. Wonderful kitchen/breakfast room, bright living room with tri-fold doors, en-suite & dressing room, in addition to a garage & off street parking.

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) 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.

Number One is a splendid house. Pretty much everything you can see inside is refurbished or new. When our client bought it it was extremely tired, but they could see the makings of a really great house. Roll forwards a couple of years and from front door to back it's now a really lovely, stylish place to live. Herringbone parquet flooring, stripped wood doors, architraves and skirtings, traditional column style radiators, alongside a thoroughly modern kitchen and bathroom, conspire to provide a very luxurious environment! The original windows have also been replaced throughout with high-quality aluminium double glazing. And sitting in a very good size corner plot, the house also appears ripe for extension (subject to the usual consents). Please ask if you'd like help assessing that.

Heading through the new front door, the clever touches are apparent from first glance. Herringbone parquet stretches away from you right through to the back of the living room. On the right, the first of several pretty column radiators is pleasing to the eye. Under the stairs the cloakroom is beautifully presented, in a pleasingly Art Deco style. And looking ahead up the stairs, light floods down from a large window on the broad landing.

First on the right, the kitchen has been combined with the dining room. Consequently, there's so much space in here that a good size table and chairs sit next to each other with ease. Glazed sliding doors open onto decking to the side, a perfect summer dining spot. This dining area is separated from the kitchen by broad peninsula that includes a breakfast bar, into the top of which an induction hob has been fitted, with a recessed extractor in the ceiling above. The composite top of the peninsula is continued on to the worktop around the sink, which is a recessed and high-quality stainless steel item. The white goods are all Neff, excellent quality and complimenting what is a very stylish and extremely usable room.

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|------------------------------|-------------------------------|------------------------------|
| • Three double bedrooms | • En-suite & walk-in wardrobe | • Stunning kitchen/breakfast |
| • Double aspect living room | • Bathroom with roll-top | • Large garden with 2 decks |
| • Detached garage with power | • Driveway parking | • Extension potential (STC) |



7 Hatch Close, Kirtlington, OX5 3JT

Offers Over £500,000

At the end of the hall, the living room is very appealing and large. The tri-fold doors to the rear open right back to invite the deck and garden in. And they're fitted with blinds, as are all the other windows, hence curtains are not required. It's a lovely room, stylish and peaceful with masses of space for the largest of suites. And as with the rest of the house, it's a positive and inviting space as it's so light.

Up the stairs, the broad landing includes a window to the side from where you get the first peek at the garden, which wraps around three sides. Dead ahead, the smallest of the three double bedrooms is well proportioned - almost square - and offers a pretty view of the rear garden. Next door, bedroom two is a great size at over 13 feet long, offering ample space for the largest of bedroom suites. These two are served by a very attractive bathroom which includes a roll-top bath.

But the most impressive is the main suite. Sumptuous isn't a word we use often, but appropriate here! The bedroom is spacious and bright with more than enough space for a King Size bed alongside a dressing table, blanket chest etc. However, there is also an enormous walk-in wardrobe. Double hanging rails, drawers and shelves almost completely remove the need for any storage in the bedroom! And next door, the en-suite is very well designed, mirroring the style of the bathroom with Art Deco-style tiling, and there's also a full-width shower. And note the painter had not had time to repaint the ceiling before our photos were taken! This will be done...

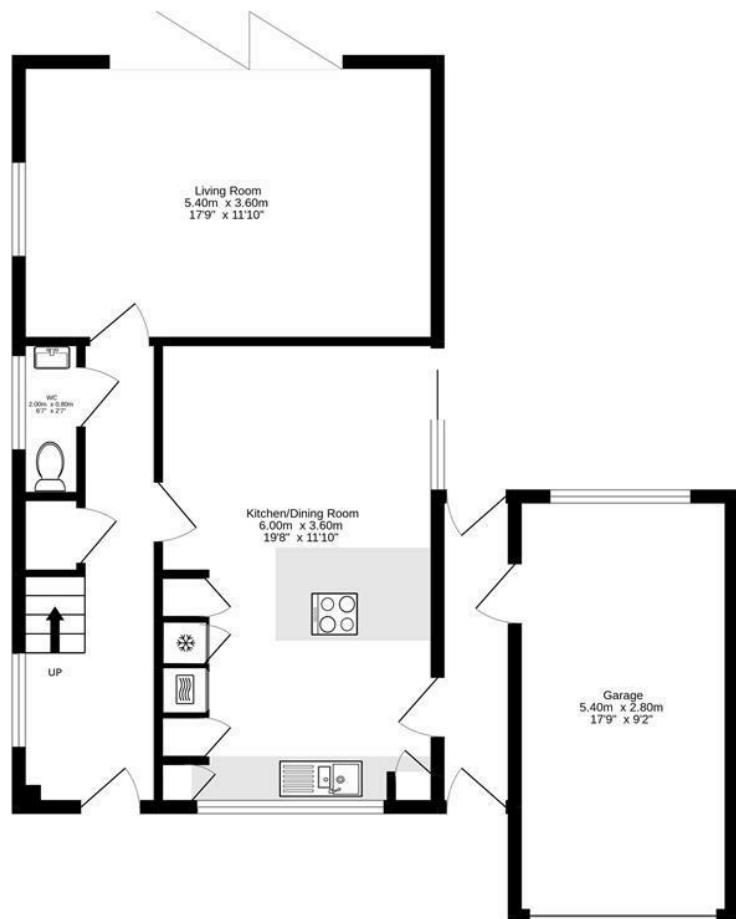
Outside is equally interesting. The house sits well back from a close that contains just a handful of houses. A concrete driveway, currently flanked by a lawn and various beds (which could be paved for more vehicles space), can house two cars in front of the garage, which is only attached via an enclosed walkway that leads to the back garden. On the left of the house a gate provides another access to the garden, beyond which a long path runs down the side and widens so significantly that the vendor currently has a large chicken run that doesn't even reach the rear of the house! Thereafter, a path leads round the substantial deck behind the sitting room doors to another by the kitchen, with a pleasant lawn flanking the house on three sides. Close board fencing securely encloses the whole space, with a shed in the rear right corner, and various trees and shrubs give the whole garden a really peaceful and mature feeling. It's a really great garden, and not directly overlooked by any nearby neighbour.

Mains water, electric, gas CH
Cherwell District Council
Council tax band D
£2,041 p.a. 2022/23
Freehold

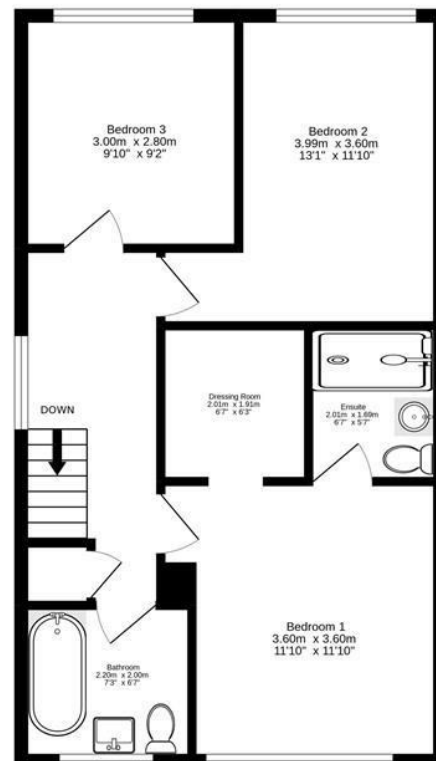




Ground Floor
70.9 sq.m. (763 sq.ft.) approx.



1st Floor
51.6 sq.m. (555 sq.ft.) approx.



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TOTAL FLOOR AREA : 122.5 sq.m. (1318 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		
(69-80) C	72	
(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
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