



13 Hatch Way, Kirtlington, OX5 3JS

Offers Over £500,000

A great opportunity to improve a property to your requirements, with great potential for extension (STPP).

Four bed detached house requiring modernisation, backing onto beautiful farmland and set in a quiet side road just a couple of minutes' walk from an excellent school, shop/ PO and pubs. Kirtlington is a just a short distance from Oxford, and well served by fast road and rail transport to London/ Birmingham.

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons, including the great local primary school, high quality pub/restaurants, immensely easy commuting, lovely walks etc. But for many the community with its all-inclusive ethos, sense of vibrancy and spirit makes it the sort of place people rarely want to leave.

13 Hatchway has been in the same family ownership for many years. It is a well proportioned family home that overlooks fields in a quiet street. While the fabric of the building appears in good general order (including uPvc double glazing), the internals are now in need of modernisation throughout. However, while in the process of doing so, the house lends itself extremely well to some form of expansion. There appear to be several options for this, from extension to the side replacing the garage to single or double storey to the rear. All of course subject to planning but if you would like assistance with establishing this, do ask.

The glazed and enclosed porch to the front opens into a hallway which contains a rather charming oak block parquet floor. The stairs rise away from you, and underneath them is both a handy space for a key table or general storage, and a deep cupboard. On the right the living room is a lovely space, long and light with glazing at either end, including double doors out to the garden. Turning left from the hall takes you into the dining room. Also light and pleasant with good proportions, it contains the same attractive floor as the hall. Behind, the kitchen is surprisingly roomy. Units down two walls provide masses of storage and there is also a sink placed in front of the window which looks across the garden and to the fields beyond, a glorious view. And on the right the kitchen links up with the living room. Further space for storage etc is found in the utility attached to the kitchen, which also includes a door to the garden - a perfect boot room for muddy dogs - and the wc/ cloakroom, plus a door into the integral garage.

Upstairs there are four bedrooms of varying sizes, all of which could house a double bed if desired. All four also include store cupboards, making them even more practical than the dimensions might otherwise suggest. And of course while two face the fabulous view to the rear across the fields, the other two have a very pleasant and quiet outlook back into the road outside, with the only passing traffic being for neighbouring properties. Serving all four is a bathroom that has been fitted with a shower. Also note that overhead is a large loft providing masses of extra storage if desired.

Outside, to the front the neat area of lawn is enclosed to the front by a hedge, inside which is a border with various attractive flowers. On the left the driveway is block paved, providing generous off-road parking space, and behind it a path leads round to the rear garden. At the back of the house the path becomes a terrace that continues across the full width of the building. The whole garden is mature, pleasantly landscaped with a wide range of plants including several trees as well as hedging. And the view is one that you will never tire of, overlooking agricultural land as far as the eye can see!

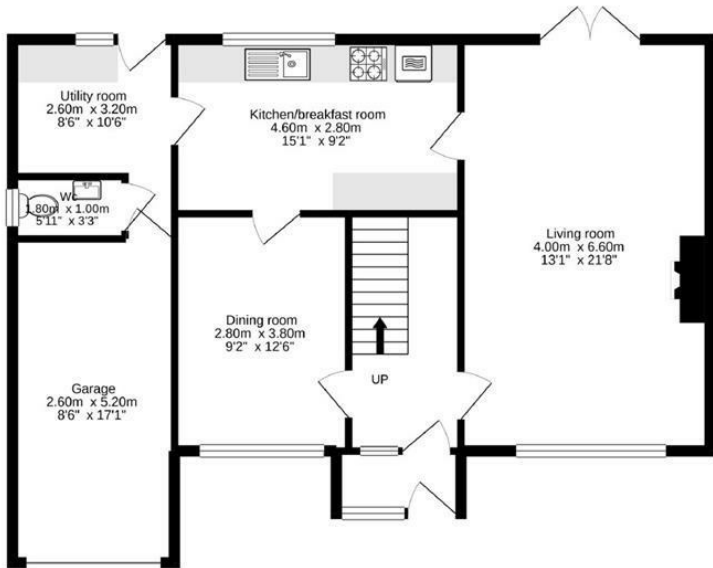
Mains water, electric, gas CH.
Cherwell District Council
Council tax band E
C.£2,413 p.a. 2020/21

- Quiet cul-de-sac road
- Dining room, kitchen & utility
- Integral garage
- 4 bright bedrooms
- Bathroom & cloakroom
- Generous off road parking
- Large living room
- Pretty landscaped gardens

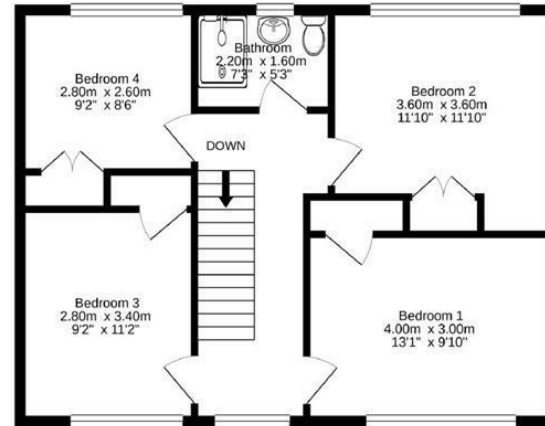




Ground floor
79.9 sq.m. (860 sq.ft.) approx.



1st floor
56.7 sq.m. (611 sq.ft.) approx.



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TOTAL FLOOR AREA : 136.6 sq.m. (1471 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		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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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.