





71 South Avenue, Kidlington, OX5 1DQ

Guide Price £400,000

**The perfect family semi-detached home with potential for change and generous outside space few can offer!**

Sitting in a large corner plot overlooking woodland & fields, a three bed semi with double length detached garage, ample gated parking & EV charging, plus 120 ft rear garden, in a quiet part of the Garden Quarter. Huge potential for extension & remodelling subject to consents, & a complete chain.

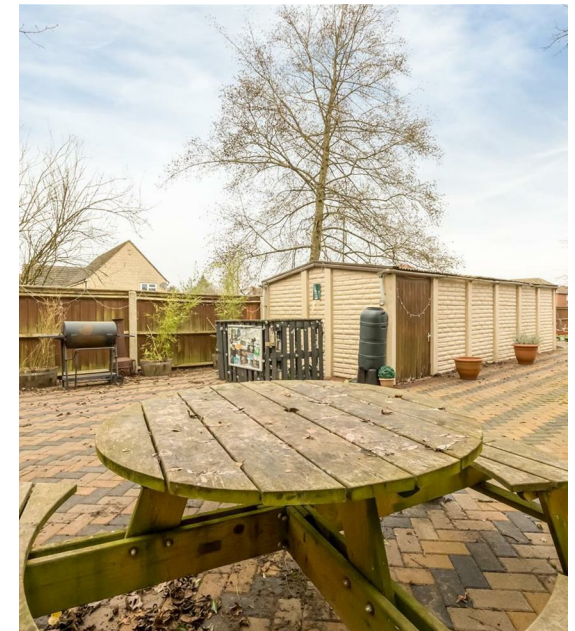
Kidlington has the unusual distinction of being one of the largest villages in the UK. Despite a population of nearly 14,000, the village still sees itself as a small and intimate community. A quick look around confirms this sentiment, with good local schools, many independent shops, a wide diversity of restaurants and pubs, and a general feeling of friendliness from an older time. And access to other areas is peerless, with the A34 and M40 trunk roads just a few miles distant plus a mainline London Marylebone station (Oxford Parkway) on the southern edge of the village.

Number 71 has been in the same ownership for a number of years, ample proof it has been a wonderful family home. While not an unusual house in the context of this road of similar places, what is unusual is the plot and the location. The plot is considerably longer than most, and also wider. The result is a pretty garden, a detached garage plus driveway, plus a huge block paved barbecue and seating area! As a result the potential for a future owner, whether that be changing the garden around or extending the house, is far greater than most houses can offer.

As there is ample parking to the rear, the frontage remains mature lawn, next to which a stone chipping path from the side leads up to the side gate and the front door. The door opens into a useful porch with space for boots and coats. A further door opens into an unusually generous and bright hallway. There is masses of room here for cabinets, even seating, with a deep cupboard also providing storage beneath the stairs. The stairs rise away from you to the right, with a window above that floods welcome natural light onto both the landing above and hallway below.

Take a left and you come to the living room. It's a generous and well proportioned room, with the broad window at the front bringing in plenty of light. The wall to the rear has been removed, hence it is open to the dining room behind, the combination creating a really brilliant family space and enabling family dining every day. There's a fireplace, a welcome focus on cold winter days, and in the summer the double doors to the garden behind encouraging outside dining.

- Unusually generous plot
- Fitted kitchen
- C.120 ft garden
- Lovely outlook to rear
- Three light bedrooms
- Gated driveway & garage
- Two receptions now combined
- Modern bathroom
- Potential for extension (STPP)



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Adjacent, the kitchen is equipped with a range of neutral units, with the handy addition of a pantry cupboard in the corner. It overlooks the garden to the rear, with a side door to access the path to the garden. We would anticipate most buyers knocking the wall through to the dining room, to create a wonderful, open-plan family space. In addition, there's scope subject to consents to extend the house - please ask for further info if this might be of interest.

Upstairs, there are three bedrooms. To the front, a generous double offers similar space to the living room downstairs, hence it is a large and useful bedroom. At the rear, a similarly ample double room this time has a peaceful southerly outlook across the garden and into the woodland behind. It is also fitted with a useful range of wardrobes to the alcove. Bedroom three is the smallest, but it is a very practical single bedroom or study, larger than many of its type. And serving all, the bathroom is offered in very good order, fully tiled with a modern white suite that includes a vanity-mounted sink, and a power shower over the bath.

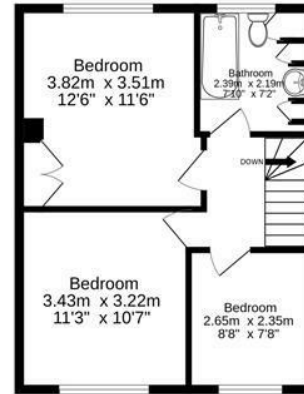
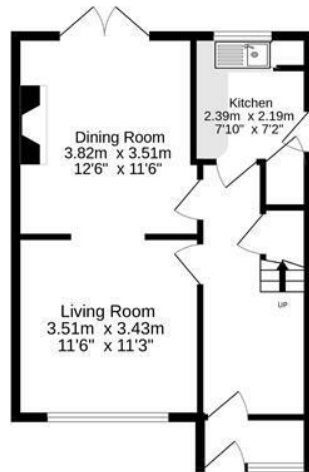
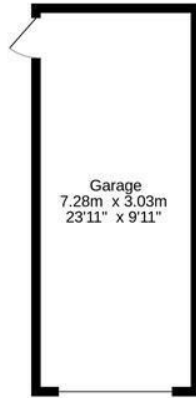
Outside, we have already mentioned the frontage. The path to the side of the house is decked, and this continues round behind the house, forming a fab seating area complete with lighting, a wonderful, south facing outdoor dining and relaxation space. Thereafter, the lawn runs either side of the path, to the point where gates from the right-hand side enclose useful block-paved parking in front of a detached garage, with an EV charging point on the right. To the left side of the garage there is a good sized shed/summer house with windows facing south towards the significant block paved space that has been created for entertaining. It is sheltered and secluded, making it the perfect spot for frequent hosting of fun times with family and friends.





Ground Floor  
63.7 sq.m. (685 sq.ft.) approx.

1st Floor  
40.2 sq.m. (433 sq.ft.) approx.



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TOTAL FLOOR AREA : 103.9 sq.m. (1118 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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Material Information QR Code:



#### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>87</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            | <b>67</b>                                                                                                     |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | 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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