



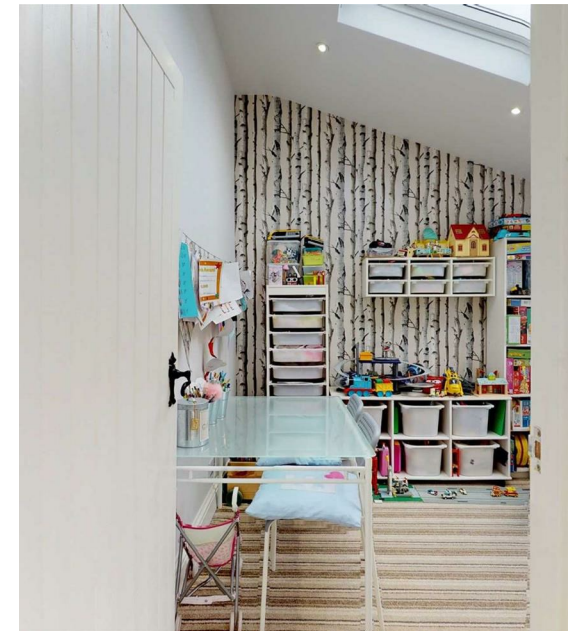


Very much the ideal family home. Well located in a quiet cul-de-sac in the centre of a village that is highly regarded, and just a short distance from Bicester, mainline rail and road links.

Wendlebury is an established village featuring a 13th century church and 17th century public house. While the village is tucked away it offers exceptional access to many places via both road and rail, especially Bicester and Oxford. The community is vibrant and diverse with a wide mix of residents including local families and commuters. The strength of this community is amply demonstrated by the variety of events and activities available - go to www.wendlebury.org.uk for more information. The property is a few minutes' walk away from a village hall with fenced off childrens' play area, and The Lion pub nearby has undergone a comprehensive upgrade and renovation, resulting in a fine gastro pub attracting clientele from far and wide.

The Spinney is so-named because of the pretty woodland at the bottom of the garden. Starting with the framework of a "regular" detached family house, our vendors have raised the standard, and size, of the property beyond recognition. Still a four bed, the house now features both a stylish en-suite and a lovely family bathroom upstairs. Downstairs, the changes are far more extreme, with a kitchen/ family space that is of a standard and size normally found in a house of significantly higher value. There is now a separate study/ playroom. The living room now contains a beautiful fireplace with a wood burner. It's all immensely alluring, well planned and exceptionally stylish - a house to see the family through from newborn to University and more.

- Improved to a high specification
- Bathroom and cloak room
- Generous driveway, plus garage
- Immaculate throughout
- Fabulous extended kitchen
- 150ft garden with workshop
- 4 bedrooms, 1 en-suite
- Living room and study



13 Rectory Close, Wendlebury, OX25 2PG

Guide Price £580,000

At the front of the house, the vendors have added a wide open porch in front of the glazed porch. This provides shelter while finding your keys to enter on wet days, with the inner porch providing ample space to house muddy boots and coats. Also here there is a door into the garage, which is fitted with power. Beyond, the hallway instantly surprises as it is huge!! The remodelling and extending has provided a space here that swallows a side table, chest, even an easy chair, which establishes the immediate feeling that the house is roomy. The spaces are such that the under-stairs cupboard is also vast, and the wc nestles discreetly off to the right. On the left, a door opens into the living room. With a wide front window this is a very light room. The largest of suites is easily accommodated, with so much room to spare that our vendors also have a piano. The upgraded fireplace with an electric fire in the style of a wood burner is a lovely focal point, and in winter makes it as cozy as any cottage (the chimney is still present should you want a real fire). At the rear a pair of glazed doors cleverly bring in light from the kitchen, into which they open. By almost any measure this kitchen is really impressive. Significant time, money and thought has gone into creating a space that provides so many options. Currently, one corner houses a TV and some easy chairs. Another easily hosts the dining table as well as several side cabinets. To the side, the large island houses a sink as well as the breakfast bar, and a range of cupboards, under a polished quartz top. Then there's a range cooker in amongst more units. And all this is lit by electrically-operated roof light windows above and bi-fold doors that open across two thirds of the rear wall, looking straight across the terrace and down the long lawn. It's hard to think of a more pleasant day space. And for more quiet time, off to the left a study/ play room has been created, again enjoying the excellent light from a Velux window as well as the view down the garden.

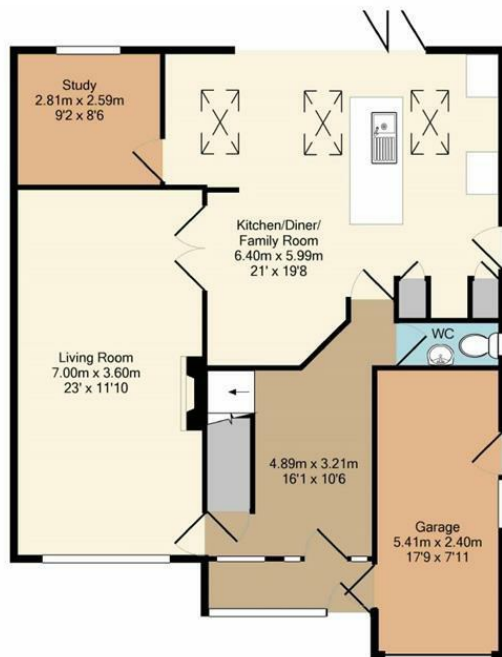
Upstairs, the landing is brightly lit by a window to the front. Again, the little touches that speak of thought continue - notice the contrasting white stair rails with their oak rails and tops. Round to the right, the master bedrooms is well proportioned and stylish, with an en-suite shower to the side that has been cleverly packaged to provide good space. Adjacent to it, the family bathroom is styled in a similar fashion to the en-suite, with the addition of a bath, ensuring it is pleasing to the same high degree. Further along, the smallest bedroom is nevertheless more than capable of operating as a small double hence would easily house a teenager. However, the two remaining bedrooms are both roomy doubles, light and impeccably presented.

Outside, to the front the plot has been fully landscaped to provide the maximum vehicle space but still retain a soft visual impact. Gravel predominates, with various hedges to either side along with several trees. There is a gate to the left which secures the rear garden, with a path running down the side of the house. This then opens up to a full width, and deep, terrace that encourages you to open those kitchen bifold doors as often as possible and eat outside, next to which is a planted bed with an array of plants as well as a really stylish stainless steel tubed water feature. Thereafter, the main space is lawn, which runs a generous length down to a garage-sized workshop at the bottom, next to which is currently an area covered with bark chippings to keep it weed free where the children's trampoline is sat. Overall, it's a lovely, light, open space that is straightforward to maintain, immensely attractive, and ideal for children to play in blissful safety. And for adults, this is a great place to entertain too!

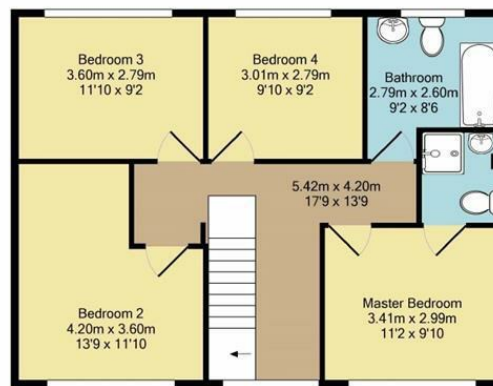
Mains water and drainage, Oil CH
Cherwell District Council
Council tax band E
£2,238.34 p.a. 2019/20







Ground Floor
Approx. Floor
Area 95.8 Sq.M.
(1031 Sq.Ft.)



1st Floor
Approx. Floor
Area 64.3 Sq.M.
(692 Sq.Ft.)

Total Approx. Floor Area 160.1 Sq.M. (1723 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk. Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 interested@cridlands.co.uk

01869 343600

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