





Lynwood Islip Road, Bletchington, OX5 3DP

Offers Over £450,000

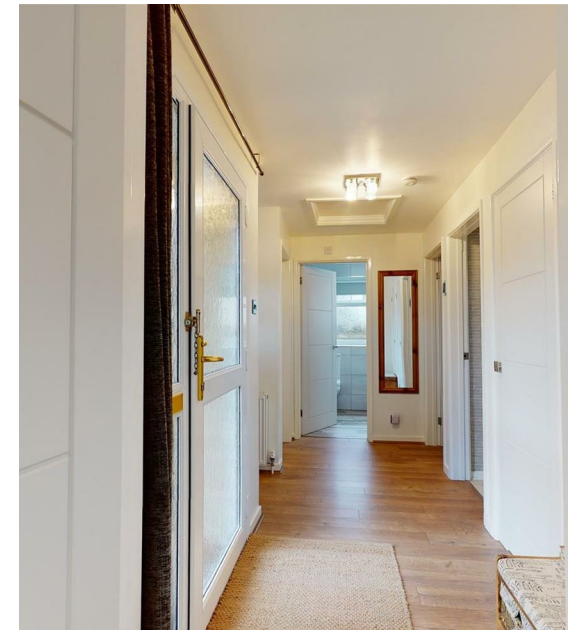
Many recent upgrades make this a lovely, warm, bright home in excellent condition throughout - ready to move in tomorrow and enjoy

A light and roomy three bed bungalow, the subject of many significant upgrades including glazing, decor and carpets, with 18 ft living room, lovely front and rear gardens plus a garage. Great village with a new shop, school and hall just built, plus easy access to road, rail, Oxford and London. NO CHAIN.

Bletchington is a well regarded North Oxfordshire village, set on a plateau overlooking Oxford and Kidlington to the South. Its roots date back to Norman times, evidence of which can most easily be seen in St Giles parish church. Many residents are drawn to the village because it strikes that rare balance between local amenities, a good community, lovely countryside and also easy commuting. A newly built village hall is well used by the community, providing a café and hosting a range of clubs and classes, as well as a village grocery store. There is an active sports and social club, with an adjacent childrens' play area, and the local pub provides good quality food and beverages. Access is excellent with Oxford and Bicester within easy driving distance. The village is also less than 10 minutes drive from the new Oxford Parkway rail station, which opened in 2015 offering trains to London Marylebone. In addition, Islip, Bicester and Oxford stations are also close by. And for those working from home, the broadband provided by Gigaclear in this area is one of the fastest services in the UK.

Lynwood is a lovely property. When our vendors bought it, the house had been exceptionally well maintained, but with an elderly owner in situ for some time the internals were pretty dated. In recent years the whole house has undergone many significant improvements hence today it feels bright and positive with all decor fresh and modern. The plot is pretty much the ideal for the size of house, with a mainly lawned garden at the rear that also includes a covered seating area on smart decking to the side. And in a village where parking can be a challenge at times, there is a garage to the rear alongside parking, with further dedicated parking newly created to the front. There really is nothing to do but move in, relax and enjoy.

- Bright, airy, smartly presented
- Sizeable kitchen/ diner
- Driveway parking to front
- Recently refurbished
- Double aspect living room
- A very pretty garden to rear
- Three good bedrooms
- Modern shower room
- Garage & further parking



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The entrance is reached via a concrete path that runs from the generous gravelled parking past an area of lawn. The double glazed main door opens into a bright hallway off which are all rooms, and ahead of you two doors leads respectively into a large cupboard and an airing cupboard. The floor underfoot is a rich, warm-coloured engineered oak, and this runs through most of the house. To the right the living room is a great space with a wonderful view over both front and rear gardens. With windows to front and rear, what is already a good size feels even larger as the natural light is excellent. To the rear of the hall the kitchen is modern with a range of units, space for a fridge and washing machine quite aside from a good space for a breakfast table. It's stylish and well planned. The window at the rear offers a lovely view across the garden, and the glazed door to the side gives handy access to the garden as well as plenty of extra light.

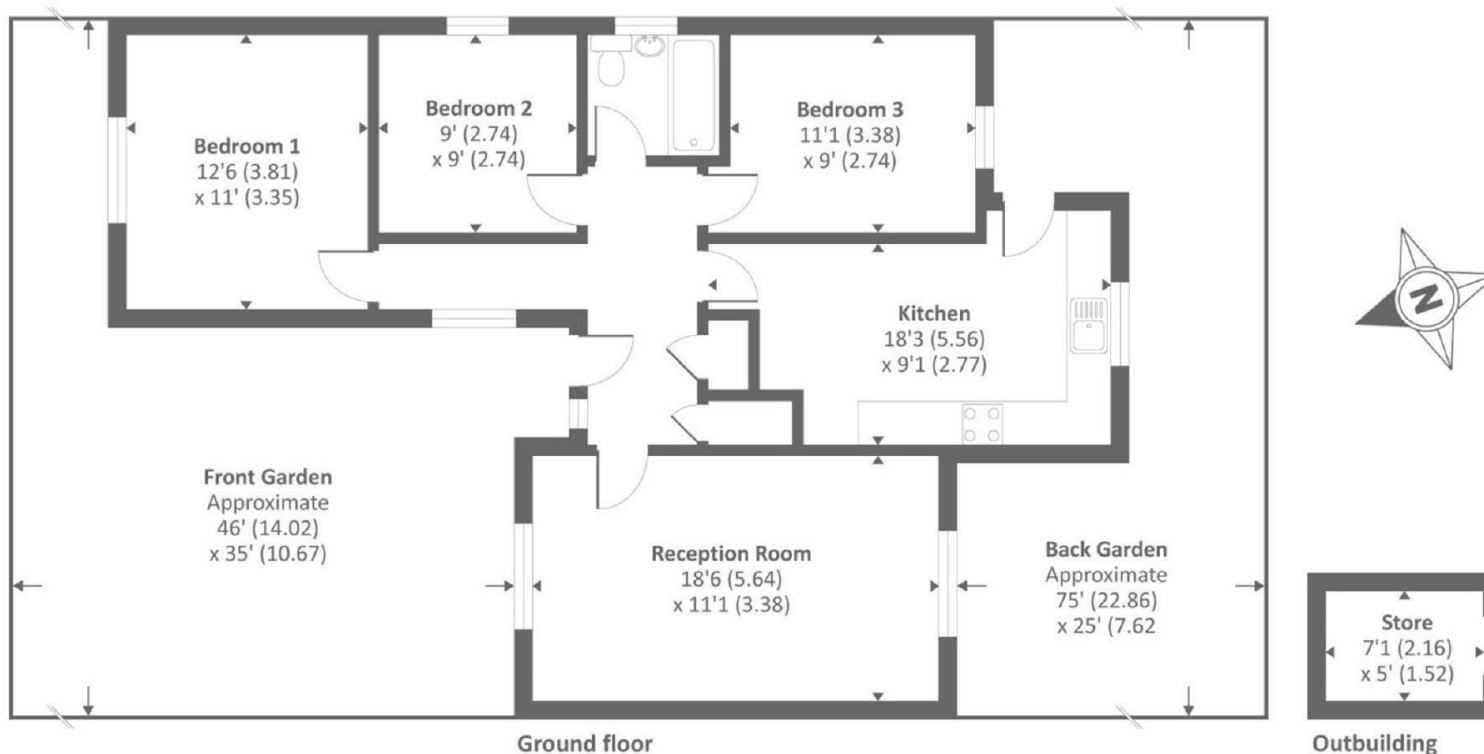
All three bedrooms are well proportioned and attractive. The main is a generous double room with a wide window overlooking the front garden and lovely old coaching inn opposite. Two further bedrooms are both very good sizes and both overlook the rear gardens. Serving all three is a bathroom that is light and bright. A recently added suite has been beautifully executed. The vanity unit beneath the sink includes two large drawers for storage. A mirrored bathroom cabinet above it also has lights to either side. The shower cubicle includes both a shower hose and also a fixed "soaker" head above. It's a great and cossetting room, beautifully kept. Do also note the loft hatch in the hallway leads to a loft that is extremely generous hence provides excellent storage.

Outside, to the front the garden has been reconfigured to provide generous, gravelled parking for two cars. Borders to either side are stocked with a generous range of shrubs and flowers. On the left side, a path runs along the side of the house through a secure gate to the rear garden. This opens onto a wide, decked area that sweeps up to the left, culminating in a large, covered seating area perfect for outside dining. Alongside this there is also a rather delightful stone bothy, pre-dating the house by probably 100 years! The majority of the garden is lawned with a wide range of flowering plants and shrubs flanking to the sides, and beyond this is a sizeable vegetable patch. And at the rear of the garden a gate leads out to the garage, which is accessed from the Oxford Road, plus further parking.

Mains water, gas, electric
Cherwell District Council
Council tax band D
£1,999-20 p.a. 2021/22







Ground floor

Approx. gross internal floor area 873 SQFT / 81.1 SQM (Excludes store)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

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