





Dairy Cottage, Ingleby Paddocks,
Bletchingdon, OX5 3ET

Offers Over £750,000

Everything you want from a traditional character house, but with modern efficiency, in an intimate development of just seven similar houses. Relaxed, stylish, and immaculate.



A stunning barn-style house with over 2,100 sq ft of immaculate flexible modern living spaces in a traditional stone design. Four beds including one with separate entrance and stairs & another with en-suite, large & bright kitchen, double aspect living room, garage & driveway, plus fabulous gardens.

Dating all the way back to a mention in the Domesday book, Enslow contained little more than a watermill until the arrival of the Oxford Canal led to the building of a wharf and associated buildings in the late 18th century. Early in the 19th century, the rock of Gibraltar public house was built to serve the trade on and around the Wharf and canal. The pub is currently shut, but planning has been requested for alterations and upgrades hence it is anticipated this will re-open. Regardless, with Bletchingdon less than a mile away (containing a store, school & village hall) plus Woodstock, Bicester and Oxford all just a short drive, it's well served for all amenities. Rolling countryside flanks the hamlet, sitting on the side of the Cherwell Valley, giving it a rural feel and offering dog walks and cycle routes galore. It's a fine location.

Ingleby Paddocks is a discreet and secluded development of just seven barn style houses. Constructed in 2007, all the properties take their design cues from traditional buildings, adding modern fittings and energy efficiency. Dairy Cottage offers deliciously light, open and welcoming accommodation. Large windows in all rooms give it a very positive feeling, and all the living accommodation offers views of either your own beautiful gardens or the peaceful centre of the development. During their ownership, our clients have meticulously maintained every aspect of this house, with continuous improvements. Consequently, it offers a turnkey purchase with nothing to do save adding your taste. The next owners will be very lucky indeed.

A glazed front door is flanked by a full height window, flooding light into the smart hallway at the rear of which are stairs with a deep cloak cupboard beneath. Instantly the quality is obvious, with thick oak doors and skirtings evident throughout. The tiled floor underfoot continues throughout all the high impact areas.



Turn right and you enter the kitchen. Floor to ceiling windows fill much of the frontage, flattering the already generous proportions. A comprehensive range of traditional, cream units run the width of the rear, contrasting perfectly with black granite work surfaces. Siemens double oven and hob, plus dishwasher and fridge/freezer accompany ample wall and base units to provide all the kitchen you're likely to need. In addition, the vendors have a freestanding peninsula (perhaps available by separate negotiation) which acts as a neat separation between kitchen and dining area. But the phrase dining area doesn't really do it justice, as a table with six or eight chairs finds easy space here with room left over for a large sofa. And a door to the side leads through to an immaculate garage.

Back across the hall, there is also a utility specified with very similar units, offering yet more storage as well as a sink and plumbing for a washing machine, etc. The glazed door to the rear also accesses the rear garden, making it the perfect boot room for dogs if required. And just next door, the large cloakroom is immaculate, with a white suite and a chrome towel rail.

Completing downstairs, the living room is perhaps saving the best to last. Focusing around a charming wood burning stove in a limestone, traditional fireplace, it's a lovely, bright room as its double aspect, providing excellent light all day. A window to the front looks out to the development, while glazed French doors, flanked by further windows, afford both access to, and a brilliant view of, the lovely gardens at the rear.

Heading upstairs, at the top the landing features roof light windows overhead. It's such a good size that chests and even an easy chair find ample space here. There are four bedrooms providing excellent family living. To the far end, the principal bedroom is generous and characterful. A double wardrobe at the entrance offers excellent storage, but there's also plenty of room for an extensive range of furniture if required. As is the style of a barn house, the pair of windows to the front are low mounted, beneath gently sloping eaves that give it great character. The associated ensuite is stylish and smart, pristinely created to give it a gentle and contrasting style range around a brilliant white suite.

Down the hall, a slightly smaller double features a similar window set up to the front, and again there's ample space for other furnishings. Next door the family bathroom is smart with travertine tiling that sets off the white walls and suite, and includes both a bath and a separate shower. The smallest of the bedrooms sits just past the airing cupboard, likely to be a study or a child's room, with a roof light overhead.

But perhaps our favourite room is the largest. The original planning permission for these houses demanded that they have working from home spaces. Consequently, the room is vast - over 30 feet long. Roof light windows all down one side make it as bright as all the other rooms. All the utilities needed to create a bathroom/en-suite/kitchenette are located in the utility room below. That plus a stable door at the far end leading to a dedicated external staircase mean this really could be a self-contained home office, or perhaps a suite for a teenager or nanny, if desired. However you use it, it's a fantastic room.





Heading outside, the plot is just as alluring. The cottage sits well back from the other properties behind ample parking on a tarmac driveway. A raised stone planter to the left is a very pretty feature, stocked with various shrubs. Head left past the external stairs through to a side gate which accesses the main garden. It is clear huge love and thought has been lavished on this space. It's exceptionally private, flanked by stone walling to one side with fencing on the other, edged by a myriad of planted borders with all manner of lavender, roses and the like creating a soft and mature shape to the garden. Behind the living room a stone terrace is the ideal spot for relaxed dining and drinks, thereafter giving way to a finely manicured lawn next to which the brick barbecue sits on a further stone terrace.

And to the rear of the garden various roses and other climbers meander up a trellis fence that separates the leisure end of the garden from the industrious end. Beyond, raised planters created from thick timbers are well stocked with a wide variety of plants. There's also a good size shed at the end where the garden gently tapers to its finish. However, the garden doesn't stop there! It also runs around the right hand side of the house where another area of lawn is equally secluded, adjacent to the utility room door where the bins are discreetly hidden. Here the unassuming "shed" is in fact a fully equipped "man cave" with power attached and full insulation, hence is a very effective workshop or hobby room. The garden fence continues all the way down the right hand boundary, with further trellising and all manner of trees and plants. It's an utterly delightful place to spend time, and one our vendors will be especially sad to leave

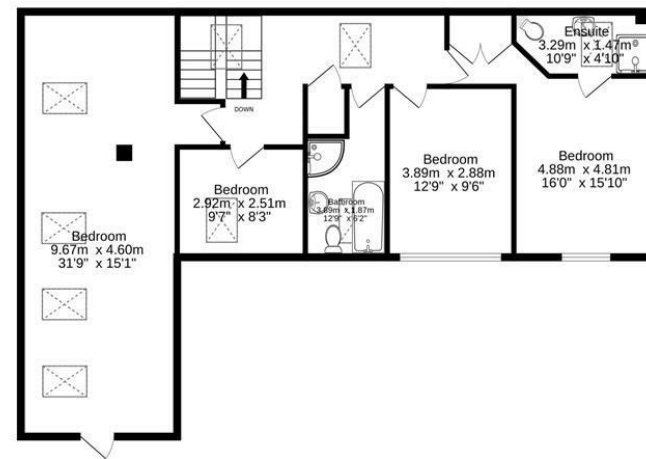
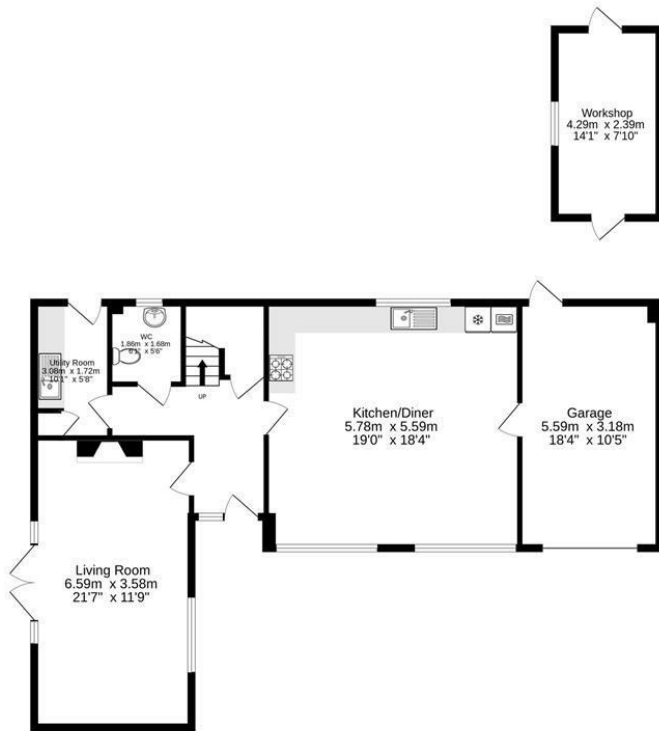


Material Information QR code:



Ground Floor
102.2 sq.m. (1100 sq.ft.) approx.

1st Floor
95.4 sq.m. (1027 sq.ft.) approx.



Produced by wideangles.co.uk
TOTAL FLOOR AREA : 197.7 sq.m. (2128 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		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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