





61 Bagley Close, Oxford, OX1 5LT

Guide Price £350,000

**A warm and cozy home to the current family for generations, now ready for a new family to update and enjoy.**

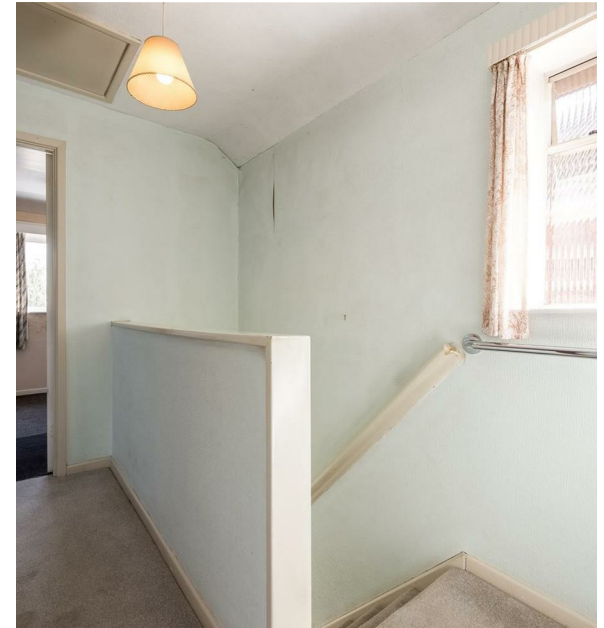
A classic mid 20th century three bed semi perfect for modernisation and extension (STPP), with double glazing, modern heating boiler and a recently refitted shower room. Two bright receptions, sun room, garage & several sheds, long rear garden, plus a front garden & parking. NO CHAIN.

Kennington is a thriving village. Some would class it a suburb of Oxford, but not if you're a resident! It is a self-contained village with a great sense of community, and so much variety. From toddler groups to amateur dramatics to Zumba, an excellent store/ Post Office, other shops, a pub and a health centre, there's more than enough within the village for anyone. In addition it is quiet but still accessible in a few minutes to the A34 and Oxford ring road, as well as rail links at Oxford, Didcot or Oxford Parkway to name three. For families it offers probably the best mix local to Oxford of village life and affordability.

It is always a huge treat for us to handle a property that has been in the same family ownership for generations. This is the second of such we have handled in as many months - in adjoining roads, and for families who grew up together! While the property requires full modernisation, it has been well cared for hence with double glazing, modern heating and an updated bathroom, it is a house that should be straightforward to occupy and upgrade as you go.

The facade is typical of a mid century semi, an attractive and sensible design. Set back behind a pretty front garden (part converted to driveway parking, with some garden remaining), plus a shared driveway to the side that leads up to a garage, the first impression is exceptionally positive. Inside, the rooms are well-proportioned, light and easy to use. In current configuration it's a great house for a family; but equally the design lends itself well to all manner of extension and change (subject to consents). No wonder they're so popular!

The front porch is handy shelter from the rain while dumping shopping. Thereafter, the hallway is light and welcoming, with the staircase rising away from you on the left-hand side, and a cupboard immediately to your left. At the far end, a door opens to the rear half of the hall with a huge cupboard beneath the stairs. The kitchen beyond is dated, but everything works and there's a recently-fitted gas boiler on the left wall. To the right a door leads into the pleasant dining room, which connects neatly to a very light living room at the front with a wide bay window bringing in masses of great natural light.



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Kitchen and dining room both feature doors to the lean-to sun room at the rear. This has certainly seen better days hence requires imminent replacement! However, while doing so, the opportunity for opening up the rear of the house and possibly extending (others in the road already have) looks tempting. A popular modification being amalgamating kitchen and dining room, this could also potentially include extending the rear to create a vast and wonderful kitchen/day room looking down the pretty gardens. If you would like assistance investigating this further, please ask.

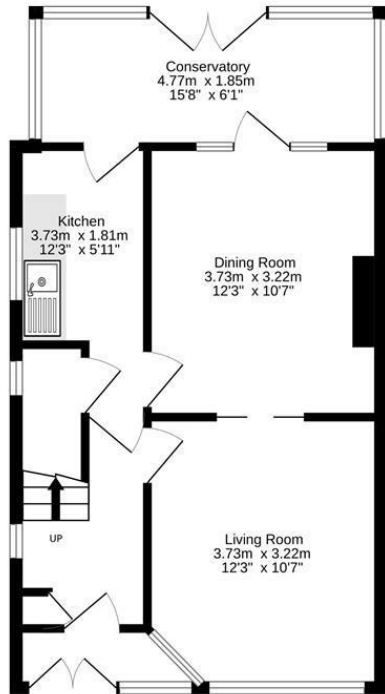
Heading upstairs, you find three bedrooms ranging off a bright landing. Over the stairs at the front is the smallest bedroom, an ample child's room or study, with space efficiency maximised by a cupboard over the stairs. Next door, a light and well proportioned double room is really quite spacious. From up here the window to the front offers a charming view beyond the village to the fields towards Sandford. Storage is provided with an ample wardrobe to one corner; this could be extended across the whole wall if more were required. The final bedroom looks out over your quite lengthy rear garden, with the land beyond replanted with trees and gradually maturing to a lovely, natural outlook. It is also the largest of the three bedrooms, again with cupboards already fitted. Next to it the bathroom has been refitted recently with a rather stylish suite including a full-width shower.

Outside, we have already explained the frontage. Behind the house, a small terrace is perfect for relaxed dining, and beyond it the lawn extends up past a double length detached garage. Continuing onwards, steps lead up past a planted rockery and thereafter the lawn continues for quite some distance. At the far end there is a pair of sheds, the smaller of which merely a place for mowers and other garden tools. But the larger is fully glazed across the wall facing the garden, hence a perfect potting shed or a relaxed summer house. And between them the bench ably confirms this has been a spot frequently enjoyed on sunny day over many years.

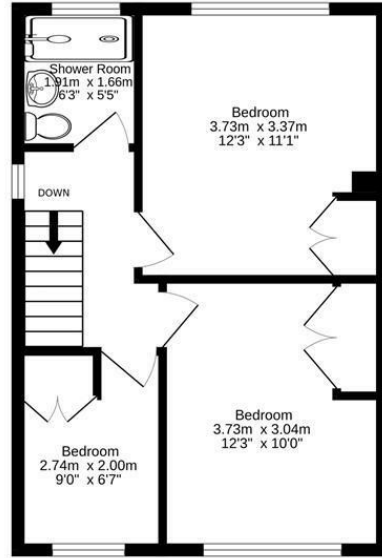




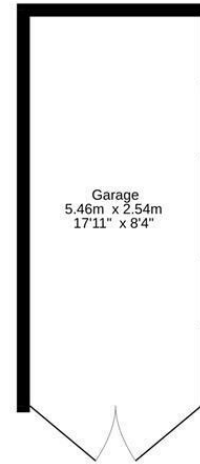
Ground Floor  
46.0 sq.m. (495 sq.ft.) approx.



1st Floor  
37.5 sq.m. (403 sq.ft.) approx.



Outbuildings  
13.9 sq.m. (150 sq.ft.) approx.



Produced by [wideangles.co.uk](http://wideangles.co.uk)  
TOTAL FLOOR AREA : 97.3 sq.m. (1048 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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- Bright and welcoming
- Two linked receptions
- Beautiful garden
- Masses of potential
- Kitchen and sun room
- Garage and sheds
- Three light bedrooms
- Modern shower room
- Driveway parking

**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.

**Material Information QR Code:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mains water, electricity, gas CH  
Vale of White Horse Council  
Council tax band D  
£2,562-85. p.a. 2026/27  
Freehold

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

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