





1 Hatch Close, Kirtlington, OX5 3JT

Offers Over £475,000

A lovely spacious house with a great kitchen and bright living room, sitting in the quietest of tiny cul-de-sacs

A substantial (over 1,300 sq ft) family house with a lovely kitchen/ breakfast plus separate utility, and a large living room, sitting in a generous plot hence ripe for extension (stpp). Lovely village with great school, pub/ restaurant, plus easy access via road/ rail to London. NO CHAIN

Kirtlington is a vibrant village with a good community. Locally there is a village school, a pub/ restaurant, plus a tea room/cafe, and a fine church dating to Norman times. Within a short distance (c.1 mile) Kirtlington Polo ground and Kirtlington Golf club are further attractions, quite aside from many canal side and woodlands walks nearby. Travel to Oxford, London and Birmingham is straightforward by either road or rail, and there are frequent bus services. For further information about the village please visit en.wikipedia.org/wiki/kirtlington.

Finding a genuinely spacious home in Kirtlington can be a challenge! 1 Hatch Close provides exactly that. The ideal mix of a lovely large living room, genuine "eat-in" modern kitchen with a large utility adjacent, and potential for a fourth bedroom if you so desire, it's a great solution for growing families. The position is also ideal, tucked away in a small cul-de-sac that is just a few minutes' walk from the village centre and school. There is ample parking, plus a garage that could be converted to a home office, or potentially, an extension built to the side replacing it. It really is the "perfect" family home.

Entering the house, the first impression is of a light and quite large hall which, pleasingly, features an oak floor. In the hallway there are various storage cupboards, as well as a large void under the stairs. Dead ahead, the cloak room is recently fitted and modern. Next door the utility is large with a range of storage units, and with a door to the garden it could be a useful dog room. To the left of the hall, the living room is a great space. Alcoves have been fitted with shelves and cupboards, mixing the attractive with the practical, around a feature fireplace breast. This is a great room, ample and well proportioned.

- Quiet cul-de-sac
- Stylish & modern kitchen
- Mature gardens front & rear
- Three ample bedrooms
- Modern family bathroom
- Lengthy driveway & garage
- Large living room
- Separate utility room
- No chain



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Next door, the star of the downstairs is the kitchen. Originally two rooms, it has been opened up to provide the most wonderful daytime space. To one end, the kitchen wraps around four sides including a peninsula, providing acres of wooden work top space and breakfast bar. The bespoke units, Art Deco style tiling and double Butler sink all highlight the quality. It's a genuinely upmarket and attractive space to be. At the rear, the dining area is more than ample for any family, happily seating eight or more with room to spare for a large dresser, sofa etc, and looking through double glazed doors with further glazed side panels over the garden. The vendors tell us this is where they spend 90% of their time, and we can see why.

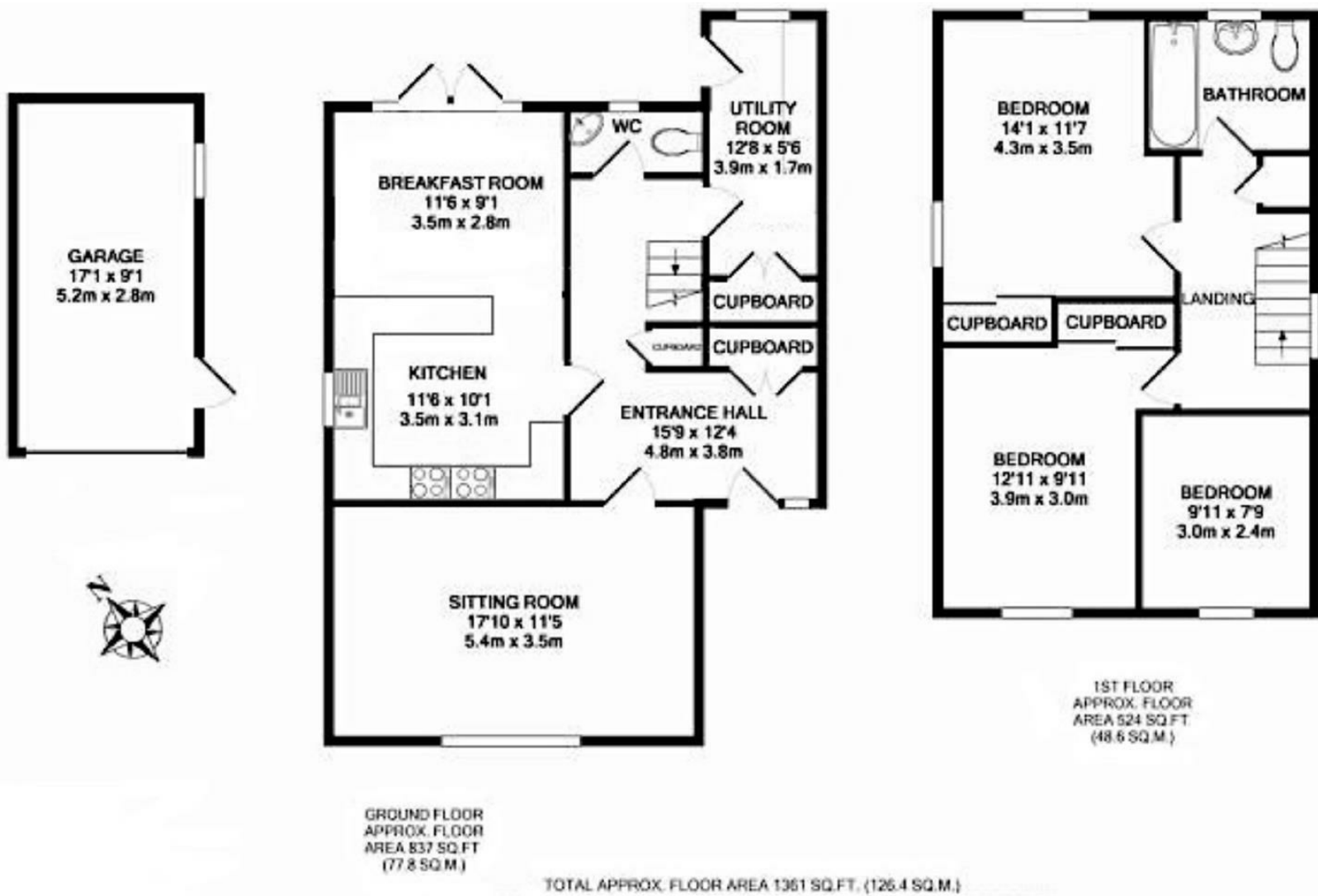
Upstairs, the landing is flooded with light from a side window, and there is further space for a chest or bookcase if desired. The largest of the three bedrooms is a significant double bedroom with a large wardrobe. It is also double aspect. Bedroom two is well proportioned, a more than ample double room, with a further wardrobe. Bedroom three, while slightly smaller, is also more than large enough to be a double room if desired. Serving all three the bathroom is modern with stylish units including a sink atop a vanity unit. There is also a thermostatic shower and glass screen above the bath.

Outside, the plot is larger than you might imagine. The house sits well back behind a garden with a lawn flanked by various border plants, with the driveway to the left. This currently provides space for two or three vehicles, with gates that open to the detached garage behind. This garage could provide ideal home working space outside the house. However we suspect that planning could be sought to extend the house over this footprint, which would result in a far larger house. Behind, the garden is wide and mainly laid to lawn, with the space immediately to the rear of the garage currently hosting a vegetable patch.

Mains water, gas, electricity
Cherwell District Council
Council tax band F
£3,175-28 p.a. 2024/25
Freehold







Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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