



8 Oxford Road, Bletchington, OX5 3BS

Offers Over £450,000

Surprising amounts of space, a well rounded family property with masses to recommend it.

Over 1,600 sq feet of extended family house sat well back behind lengthy off road parking, with a lovely garden to the rear backing onto fields. 26 ft living room, 16x15 ft conservatory, modern kitchen and utility, plus four beds and two bathrooms.

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. 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.

8 Oxford Road is a delightful house. It's in good condition, surprisingly roomy, light and very practical. In fact it's pretty much the ideal family house as it offers such great proportions both inside and out, sat in a village highly favoured due to its lovely mix of amenities, location and countryside. In recent years the house has been redecorated, kitchen and bathroom upgraded, conservatory added etc. Hence today it is ready for immediate occupancy with little, if anything, to be done. Be quick!

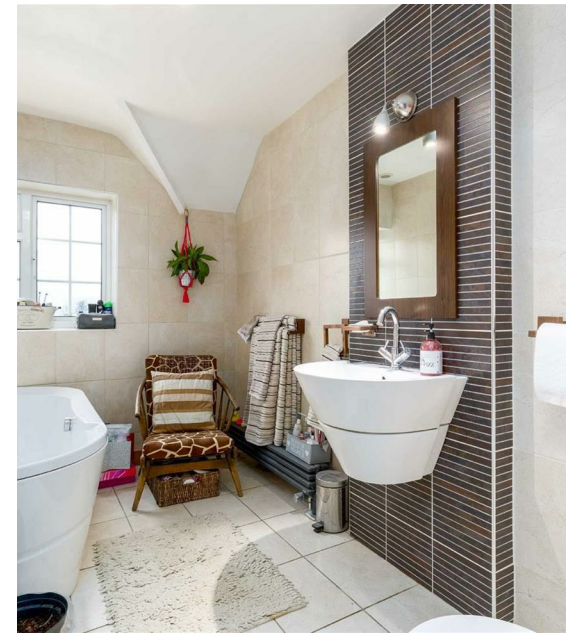
The front door opens into a pleasant and light hall with a lovely, solid oak floor that continues through to the sitting room. Two doors ahead are both modern oak units with vertical glass strips, a clever way to ensure as much natural light as possible in every space. Walk through either and you reach the generous space of the living room. Originally two rooms, in the process of the house gaining an extension some years ago it was knocked into one and this has created a wonderful living area of a size that rarely features in a house of this type. On the right the open fire is deep, a lovely focus point on winter evenings. And the room is so large it currently accommodates a seating area, working space, and to the front a dining space. In these times of working from home and home schooling, this has been extremely successful for the whole family. But in addition the conservatory to the rear provides yet more practical and attractive accommodation, and the current owners really do use it every day. Off to the right of the living room, the extension offers yet more great space, as it adds a good size utility room (perfect for wet dogs - complete with sink!) in addition to a cloak room. But the star here is the kitchen. Modern and high quality, it includes such luxuries as a stainless steel range style cooker, stylish vertical radiator, and a breakfast bar. With a comprehensive range of units and long work tops, this is a kitchen to suit any chef. Although with a sink placed in front of a window overlooking a long garden and fields, they may get a little distracted!

Take the stairs to the first floor, and a large, bright landing accesses all rooms. First left, a characterful double with its pretty eaves features take advantage of a lovely view to the rear, and a clever touch is the vertical radiator positioned to allow maximum wall space for wardrobes. Note that there are several built in cupboards, including the over-stairs which is huge. Next door, the bathroom is fantastic - fully tiled and very modern, including a stylish bath with centre taps as well as a "floating" sink. Further down the landing the next bedroom is a pretty large double, although with vast wardrobes covering the whole of one wall this isn't initially obvious! This, too, enjoys the lovely view. Keep going to the end and in the extension there are two further bedrooms. On the right, the only front facing room is also the smallest, but the dimensions are very much an adequate double room any teenager or guest would find ample. Another bathroom, this time equipped with a generous modern shower, sits between this and the last of the bedrooms, which is another double room, facing the garden.

Outside, The frontage is wide as well as deep. Part lawn with a concrete path to the front door, it also houses a double width driveway that easily houses our clients' caravan plus several other vehicles very comfortably. A path to the side leads to the rear garden. This is a fantastic space, the envy of many. Mostly lawn, it runs a good 140 feet to a back fence beyond which there is nothing but arable fields and a view beyond stretching to Oxford. Two sheds provide all the garden equipment and outside furniture storage you could ever need. And the terrace running at the side of the conservatory is a pleasant spot for sunshine and barbeques.

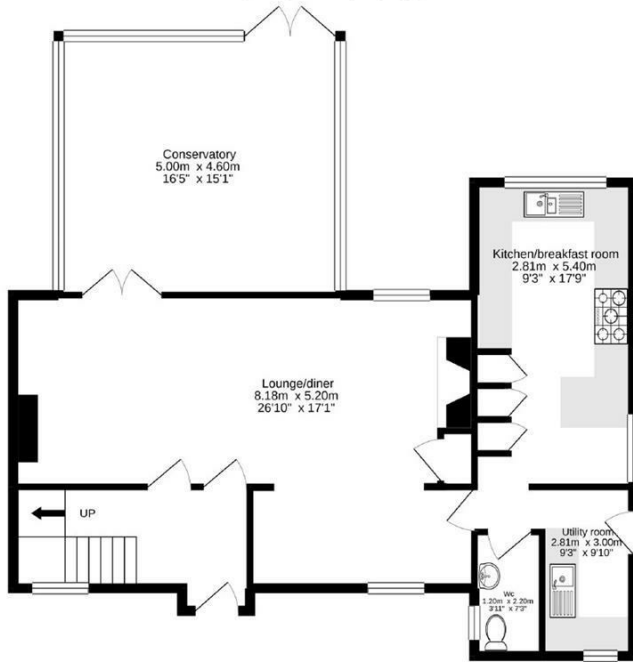
Mains water, gas, electric
Cherwell District Council
Council tax band D
£1,755 p.a. 2020/21

- Thoughtfully extended
- Four double bedrooms
- Masses of parking
- Lovely, large living/dining room
- Two bathrooms, plus cloakroom
- Long garden with views
- Generous conservatory
- Kitchen and utility

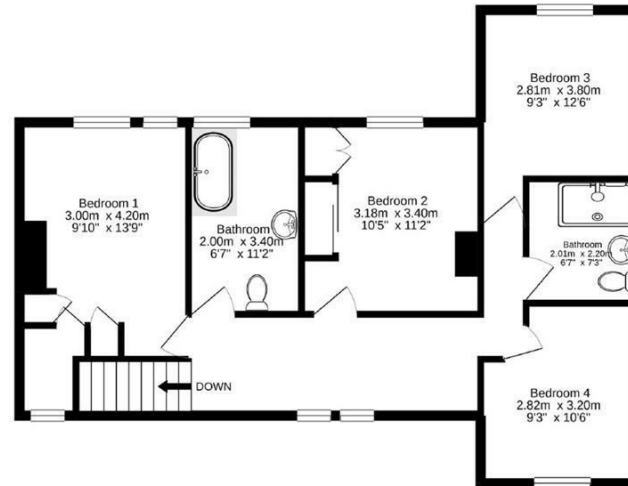




Ground floor
88.2 sq.m. (949 sq.ft.) approx.



1st floor
65.4 sq.m. (704 sq.ft.) approx.



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TOTAL FLOOR AREA : 153.5 sq.m. (1653 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		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice

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to discuss this property or to arrange a viewing please call, or drop us a line
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