





Cob Cottage, Bletchingdon Road,
Kirtlington, OX5 3HF

Guide Price £500,000

This cottage offers far more than the pretty facade might otherwise hint. Lovely condition, excellent space, great detailing.



Formerly the stables for the larger house behind, a 1,500 sq ft cottage renovated to a good standard and offering 3 characterful bedrooms, 3 bathrooms (1 en-suite), 23 ft kitchen/ dining room and 26 ft living room. plus a pretty and secluded garden. High energy efficiency.

Coming from Bletchingdon Road, the stable door at the front opens into a delightful and large kitchen. Dead ahead, the stairs rise to the right, underneath which is a vast cupboard and also a space for the dishwasher. In front of it, a very pleasant, contemporary kitchen runs around three sides, with a Rangemaster cooker the focal point. A peninsula also provides a large breakfast bar. On the left, the dining space easily accommodates a table and perhaps 10 chairs with plenty of room for the largest of dressers, cabinets etc besides.

At the back of the kitchen, head through to the passage, and at the rear another stable door accesses the garden, beyond which is the main house and driveway. Take a left to the living room, and the hallway is long and wide hence it provides a natural space for all manner of storage. At the end, the living room with windows on three sides is bright and airy. A pair of glazed doors flanked by further windows, provide both access to, and a splendid view of, the pretty garden.



Back to the end of the hall, and the first of three bedrooms is a pleasant double, with a window looking out to the garden at the side, and note the recess to the side could be reopened to access the store room and connection to the main house. Next door, a downstairs shower room doubles as a utility. In effect, as there are two further bathrooms upstairs, it's the ensuite to the bedroom next door.

Upstairs, even the landing impresses, with little touches of character including exposed stone. The store cupboard on the left runs many feet back, offering huge storage. First along the landing, the main bathroom is very pleasing with simple, porcelain tiles that cover the walls around the high quality white suite that includes a large shower. Next door, the smallest bedroom is probably more often used as a guest room or study.

The star of the upstairs is further down the landing. As it turns, right, a further deep store cupboard nestles under the eaves. Past that and entering the main suite, the right wall offers a natural space for a large cupboard to be fitted. On the left, the ensuite shower room is presented in the same style as the main bathroom. The bedroom it serves is next door. This room is so characterful and immensely practical. The proportions are generous, but in addition the attention to detail is thoughtful and clever. Note the space for a seat in the wide dormer window recess; also the bespoke fitted drawers in the left hand eaves.

Outside, at the front, the house is set well back from the road. There is a gravelled area that, while not owned by this house, has been solely used by it for parking for many decades. On the left the verge behind the footpath is lawned, with some pretty shrubs and flowers flanking the stone garden wall. To the rear, a paved path leads from the stable door down past a slender lawn to a very secluded back garden. A terrace runs the width of the sitting room, perfectly placed as the garden is South-facing. Another paved seating area occupies the end of the garden, and the front border is a beautiful stone wall. Various planted borders contain all manner of shrubs, flowers, and several trees. surrounding an area of lawn between the two paved seating spaces.

Mains water, electric, gas CH
Cherwell District Council

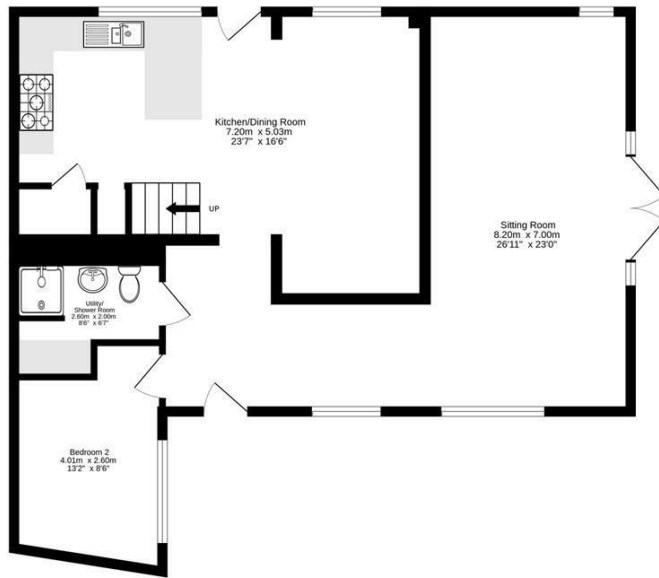




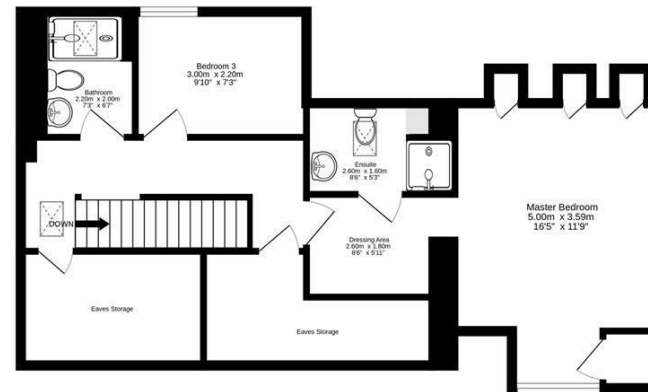
Council tax band D
Freehold



Ground Floor
81.4 sq.m. (877 sq.ft.) approx.



1st Floor
58.7 sq.m. (632 sq.ft.) approx.



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TOTAL FLOOR AREA : 140.1 sq.m. (1508 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		99
(81-91) B		
(69-80) C	74	
(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	

- Converted stable block
- Three good sized bedrooms
- Family shower room
- Large, modern kitchen
- Utility/en-suite shower - bed 2
- Masses of storage
- Ample living room
- En-suite to main bedroom
- Lovely South facing garden

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.

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