



Oxford Road Kirtlington, OX5

Guide Price £375,000

A charming, modern residence exuding contemporary comfort and style. Positioned in the heart of ever-popular Kirtlington, this recently refurbished three-bedroom house is well-presented, boasting generous front and rear gardens and offered for sale with no onward chain.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



Oxford Road Kirtlington, OX5

- Open-plan kitchen / dining space
- Updated electrics & heating system
- Worcester boiler, 10 year guarantee
- Modern kitchen and utility room
- EPC rating C & council tax C
- Generous gardens front & rear
- Recently upgraded bathroom & WC
- Hard-wearing Karndean flooring
- Tenure Freehold
- Photos & brochure dated March 2024



A charming, modern residence exuding contemporary comfort and style. Positioned in the heart of ever-popular Kirtlington, this recently refurbished three-bedroom house is well-presented, boasting generous front and rear gardens and offered for sale with no onward chain.

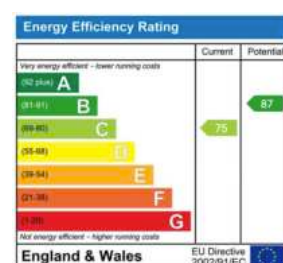
Upon entering, you are greeted by a bright and airy entrance hall which leads through to the main living area. The formal front reception seamlessly flows into the spacious kitchen / dining area, creating an open-concept layout perfect for modern living. To the side, a useful utility room serves the house well in addition to a pantry and separate WC. The upper level of the home hosts three bedrooms, again well presented and offering a good amount of natural light. A useful storage cupboard is accessed from the landing as well as the family bathroom, also recently refurbished.

Stepping outside, the property showcases a large plot with generous gardens both front and rear, the majority of which is laid to lawn, offering plenty of space for outdoor activities or gardening enthusiasts. A useful shed and seating area is to be found at the end of the garden, no doubt a popular place to host guests, enjoy a drink or a spot of al-fresco dining.

The house is located in the desirable area of Kirtlington, a popular Oxfordshire village which enjoys two village greens. The village offers a choice of pubs, a primary school, a church and also shop in the neighbouring village. The nearby towns of Woodstock and Chipping Norton are only a short journey away, as well as the historic city of Oxford. Rail links from Bicester North station provide a swift and regular service into London Marylebone and the M40 is also in easy reach.

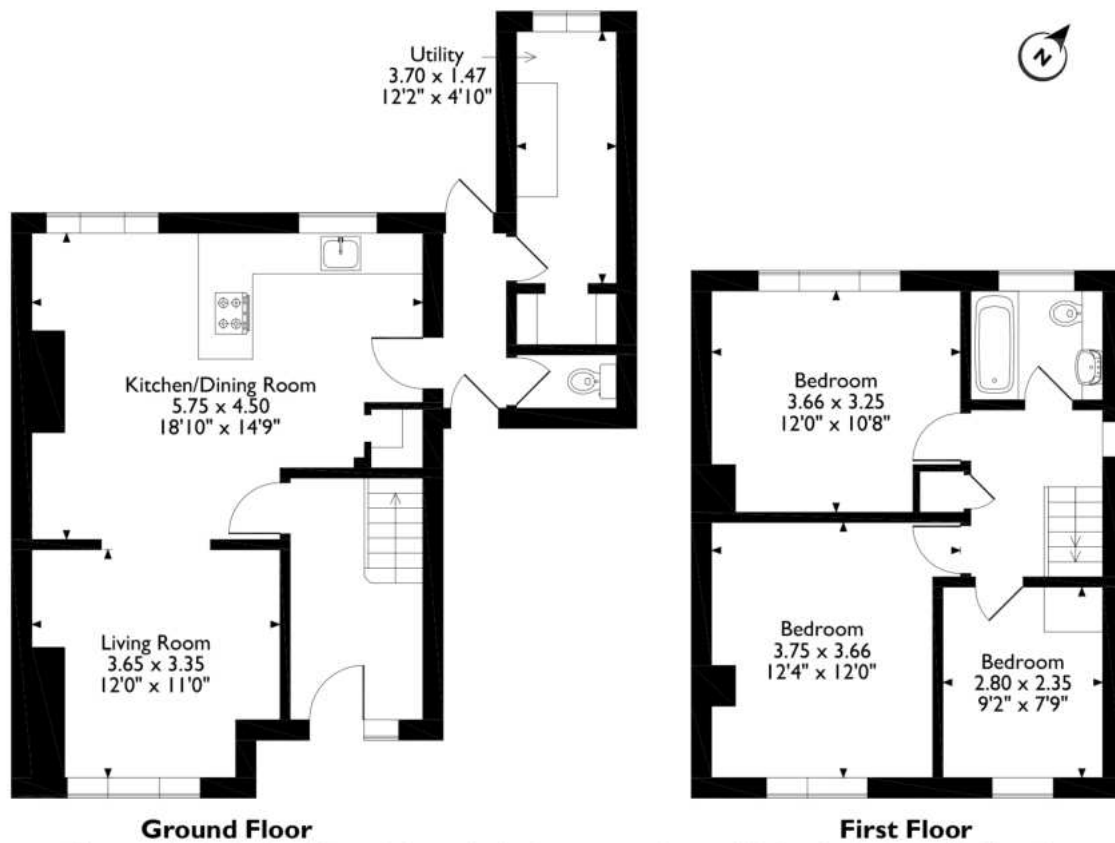
The property been a rented and therefore the owners have stated the blown bath panel will be replaced and property will be professionally cleaned.

Tenure: Freehold
 Local Authority: Cherwell
 Council Tax Band: C
 Utilities: Mains gas, electric, water and drainage.





11, Oxford Road, Kidlington, Oxfordshire
 Approximate Gross Internal Area
 96 Sq M/1033 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.