



The Green

Guide Price £415,000
Bletchington, OX5

A charming, historic character home that enjoys warmth at every turn. Set opposite the picturesque village green, this enchanting cottage presents a rare opportunity to own an historic property in a quintessential English setting.

- Pretty character cottage
- Wonderful garden to the front
- Positioned opposite village green
- Study | Snug
- Tenure: Freehold
- Character features throughout
- Driveway parking for multiple cars
- Two bedrooms
- Utility | WC
- EPC rating F | Council tax E



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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Inside, the cottage combines traditional charm with modern comforts. The cozy living room offers a welcoming space with character features throughout, while a dedicated study provides a private area for work or reading. There is a spacious dining / kitchen and a small conservatory to the rear. The practical utility / WC adds convenience without compromising on the cottage's period appeal. Upstairs there are two comfortable bedrooms, one with attached WC, and a well sized bathroom.

The allure of this lovely home extends outdoors with a generously sized cottage-style front garden, perfect for outdoor relaxation and entertaining; there is also a small patio area to the rear. A gated driveway offers ample parking, enhancing privacy and security, and a pretty stone-built front garden store provides extra storage for garden tools and outdoor equipment.

This charming home is not only rich in character but ideally positioned to enjoy all that the popular village of Bletchington has to offer. Whether you're captivated by historic charm, a prime location, or a cozy cottage lifestyle, the cottage is a truly special find.

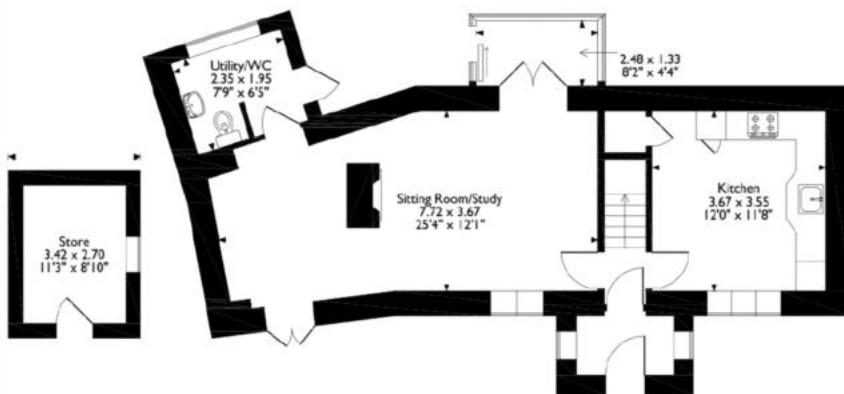
Bletchington is a pretty, historic village in Oxfordshire, offering a blend of rural beauty and easy accessibility to nearby Oxford. Known for its scenic village green, characterful cottages, and strong sense of community, Bletchington is a popular choice for those seeking a peaceful countryside lifestyle with the convenience of modern amenities close by. The village features a well regarded primary school, a co-op and lovely walking paths through surrounding countryside, making it ideal for families and nature lovers alike. With excellent road and rail links, it provides a tranquil retreat within easy reach of city life.

- o Tenure: Freehold
- o Local Authority: Cherwell
- o Council Tax Band: E
- o Utilities: Mains electric, gas, drainage & water



The Green, Bletchington
 Approximate Gross Internal Area
 Main House = 104 Sq M/1120 Sq Ft
 Outbuilding = 6 Sq M/65 Sq Ft
 Total = 110 Sq M/1185 Sq Ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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