



ALISTAIR REDHOUSE

PROPERTY PARTNERS

Substantial Three-bedroom Semi-detached  
Property- £425,000

Valentia Close, OX5 3DF



More than agents...

*We're your property partners.*

# Description



Explore the potential of this substantial three-bedroom semi-detached property in the pretty village of Bletchingdon. Ready for a modern touch, this home offers an exciting opportunity for those with a vision, boasting ample space for potential extensions, subject to planning. Upon entering, a welcoming porch and hallway set the tone.



The living room, dining room, and conservatory await to the left, creating a versatile living space. The extended kitchen leads to a small utility room and a convenient downstairs toilet. Upstairs, discover two double bedrooms, a single bedroom, and a family bathroom, providing comfortable accommodation for the whole family. This property benefits from ample off-road parking and carport. The back garden offers views extending over open fields, enhancing the overall attraction of this home. Bletchingdon, just 9 miles north of Oxford, is a charming village with a new village hall, supermarket, pub, parish church, private nursery, and primary school.



The village offers sports facilities and is within the secondary catchment area for The Marlborough School, Woodstock, and Gosford Hill at Kidlington. Islip Medical Practice is 2 miles away, and Kidlington, 4 miles away, provides essential amenities. Transportation is excellent, with M40 Junction 9 approximately 4 miles away, offering access to Oxford via the A34. Fast train services to London are available from Bicester Station and Oxford Parkway Station in Kidlington.



- Three Bedroom
- Village Location

- Extension Potential STPP
- Countryside Views

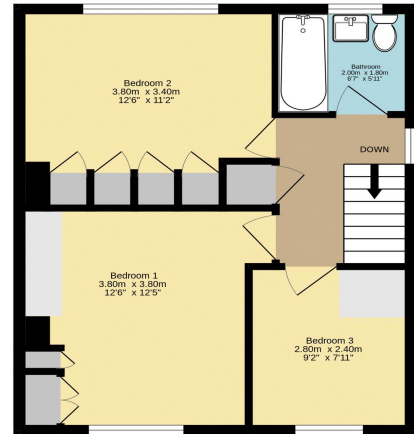
- In Need of Modernisation
- End of Chain

# Floorplan

Ground Floor  
97.3 sq.m. (1047 sq.ft.) approx.



1st Floor  
41.3 sq.m. (444 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA: 138.6 sq.m. (1492 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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## Additional Information

### EPC

Current – E  
Potential – C

### Council Tax

The Property is in council tax band C.

### Viewings

Viewings on this property are strictly through Alistair Redhouse Property Partners.

### Handling Agent

Lucinda Fuoco is the Property Partner looking after the sale of this property and she is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Lucinda directly on the details on the next page and she will be happy to help.

### Opening Hours

The offices of AR Property Partners are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.



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The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

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