





14, Mount Pleasant, Kidlington, OX5 1GP

Guide Price £700,000

**Tucked away in a development of only ten similar houses, it offers the best of all worlds - peace and seclusion, canalside walks, and swift access to all amenities**

A smart detached townhouse built in 2022 by renowned builders Aquinna Homes, overlooking the Oxford Canal. Large, bright rooms & flexible layout over 3 floors incl a social kitchen, balconied 1st floor reception, & substantially the largest garden in the development. Easy access to everywhere! NO CHAIN.

Kidlington has the unusual distinction of being one of the largest villages in the UK. Despite a population of nearly 14,000, the village still sees itself as a small and intimate community. A quick look around confirms this sentiment, with good local schools, many independent shops, a wide diversity of restaurants and pubs, and a general feeling of friendliness from an older time. And access to other areas is peerless, with the A34 and M40 trunk roads just a few miles distant plus a mainline London Marylebone station (Oxford Parkway) on the southern edge of the village.

The Mount Pleasant development is so discreetly located that on first visit we missed it! A row of just ten smart townhouses, all have been built to a really high level of specification, with well-chosen fittings to make the house easy to use. The proportions and natural light make it a house that feels warm and inviting from first impression to last. In addition, the little touches elevate the desirability above anything similar, not least the masses of storage rarely found elsewhere, making it an easy house to use. Combine that with a location that's walkable to the Motor Park and Airport, with easy road and rail access to everywhere else, and it has a great deal to offer.



The feeling of positivity and quality starts the moment you enter the front door. A smooth tiled floor, white carpentry and off-white walls all combine to deliver a light and welcoming aura. Two huge cupboards to the right offer significant storage, complete with lighting (a theme throughout the house). Opposite, the first room caters for flexible uses ranging from snug to study, playroom or bedroom, with a quiet view over the front garden with no passing traffic. At the rear of the hall, under the stairs there's more storage. And beyond, the kitchen diner is approached through glazed doors that fold right back.

The ergonomics of the kitchen diner are excellent. Straight ahead the large island houses a range of drawers and cupboard storage alongside a wine fridge to one corner and a breakfast bar on another, with the hob on the top. A lengthy run of units span the right hand wall, with high-quality Siemens white goods, fridge/freezer, dishwasher, oven and microwave all integrated. Thereafter, generous space remains for the largest of dining tables, perfect for relaxed meals enjoying the view through the bifold doors across the terrace.

Heading up the stairwell, smart handrails frame glass dividers that provide style and safety in equal measure. The roof light window at the top floods natural light down across the stairs and landing, a clever touch. A wide landing heads left and right.

At the front of the house, an ample double bedroom is fitted with mirrored built-in wardrobes containing hanging rails as well as shelf storage. Two tall windows provide excellent light, with one of them also featuring a Juliet balcony. It's a lovely room, with more than enough space for the largest of beds along with dressing table, blanket chest, even a sofa. The en-suite next door is pristine and high quality, neat and modern, with a floating vanity and a wide low-level shower particularly pleasing. It also features two doors hence can be locked off as an en-suite, or both left open as a "Jack and Jill".

Opposite, the living room is even larger. Immediately your eyes are drawn to the bifolding doors to the rear which open to a broad balcony from which you can enjoy the peaceful view your own garden and the Oxford Canal just beyond. It's beautifully proportioned, and while its obvious use is as a wonderful living space, with the Jack and Jill bathroom next door, it could be easily used as a bedroom if required.





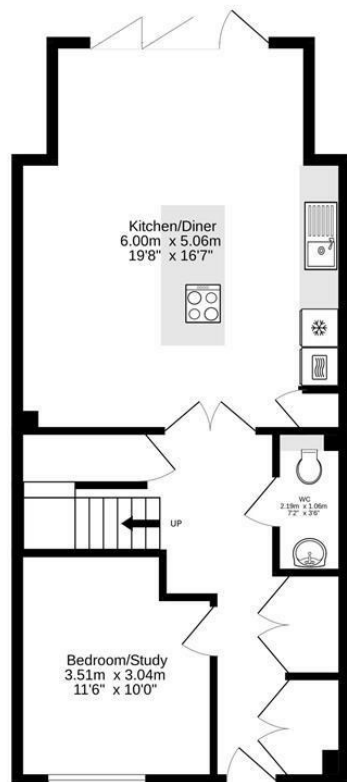
On the top floor, there are two further bedrooms. Offering that same lovely view over the canal to the rear, complete with a further Juliette balcony, a large bedroom with pleasant eaves features comes equipped with two very generous built-in wardrobes fitted with more hanging space and shelves, and a smaller version of the ensuite downstairs. Across the landing there is another double bedroom with built-in wardrobes, and a high-quality modern family bathroom. The landing also accommodates 2 large storage cupboards, one of which is a very useful airing cupboard which contains a pressurised hot water cylinder

Turning into the exterior, the development itself is a no through road, block paved and securely fenced. The property benefits from 2 parking spaces, one on the driveway, and a designated parking space. Pretty borders flank the path leading to the front door past a pair of useful purpose-built stores. A gate to the side of the house leads through to the enclosed back garden

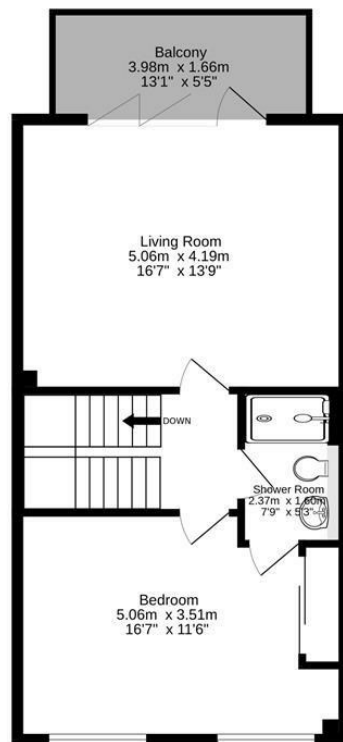
Through the side gate, the garden expands to a sizeable area of lawn flanked by a long fence to the right, and at the far end the wall is a charming mix of stone and Victorian red brick, separating the garden from the Oxford canal beyond. It's safe and secure for pets and children alike, fully enclosed. Looking back towards the house, the path leading up from the gate turns behind the house and broadens to become a wonderful patio, perfect to capitalise on the excellent south facing aspect. It's a deliciously peaceful space, the largest garden in the development by some margin and easy to maintain "as is" but offering huge potential for the more industrious gardener!



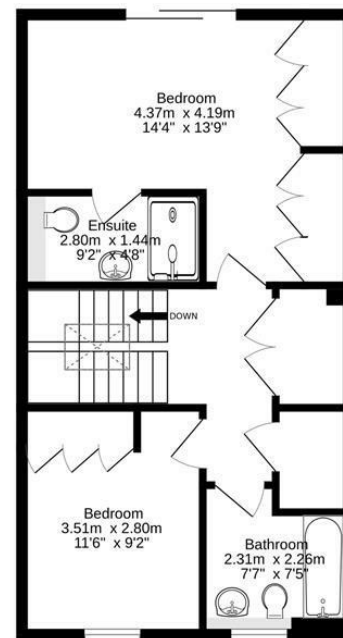
Ground Floor  
55.5 sq.m. (598 sq.ft.) approx.



1st Floor  
48.2 sq.m. (519 sq.ft.) approx.



2nd Floor  
48.3 sq.m. (520 sq.ft.) approx.



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TOTAL FLOOR AREA : 152.0 sq.m. (1636 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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Material Information QR code:



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 100+                    |
| (81-91) <b>B</b>                            | 86      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Mains water, drainage, gas CH & solar panels.  
Cherwell District Council  
Council tax band F  
C.£3,651.09 P.a. 2025/6  
Freehold

- Smart, bright & open plan
- Balcony overlooking Oxford Canal
- 4 bedrooms, 2 en-suite
- Ground floor underfloor heating
- Hard-wired Cat 6 throughout
- Largest garden in the development
- Bi-fold kitchen doors to patio
- Solar PV panels
- Dedicated driveway parking

#### 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.

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