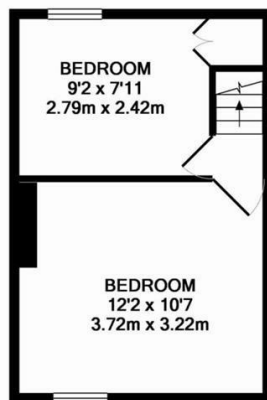
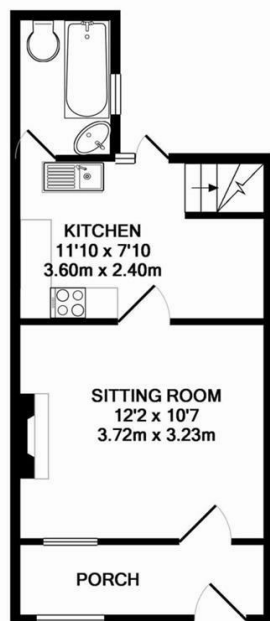




EAST VIEW COTTAGES, BLETCHINGDON ROAD, KIDLINGTON,  
OX5 3HF

FLOWERS   
ESTATE AGENTS





1ST FLOOR  
APPROX. FLOOR  
AREA 221 SQ. FT.  
(20.6 SQ. M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 305 SQ. FT.  
(28.3 SQ. M.)

30005  
TOTAL APPROX. FLOOR AREA 526 SQ. FT. (48.9 SQ. M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit [www.keyagent.co.uk](http://www.keyagent.co.uk) (Tel: 0845 475 4165).  
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# East View Cottages, Bletchington Road, Kidlington, OX5 3HF

Freehold

- End of Terrace
- Modern Bathroom
- Off road parking for 1 car
- EPC E
- Two Bedrooms
- Outbuilding
- Front and Courtyard Garden
- Council Tax C

A charming two bedroom end of terrace cottage full of character and charm, tucked away at the end of a quiet lane in this popular Oxfordshire village.

The property is entered via a porch which leads to a cosy sitting room. The contemporary kitchen has appliances including oven, hob, washer/dryer and fridge/freezer. Also on the ground floor is a modern bathroom with shower over bath. Upstairs there is a double and a single bedroom with wood flooring.

Outside the property boasts a small courtyard, pretty front garden and separate out building which could be used as a workshop, home studio or office. An off road private parking space adds further convenience.





## CONTACT

### Flowers Estate Agents

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Kirtlington

Is a charming village set in attractive countryside approx. 6 miles north of Oxford, and 6 miles west of Bicester. It has an active local community and excellent amenities including a Primary School (Ofsted rated good), public house (The Oxford Arms), Church of England Church, a hotel & restaurant (The Dashwood) and a Post Office/convenience store. The Village is bounded by Kirtlington Park, a popular Polo pitch, and Kirtlington Golf Club.

**Local Authority:** Cherwell District Council  
**Council Tax Band:** C

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