

**MANOR**

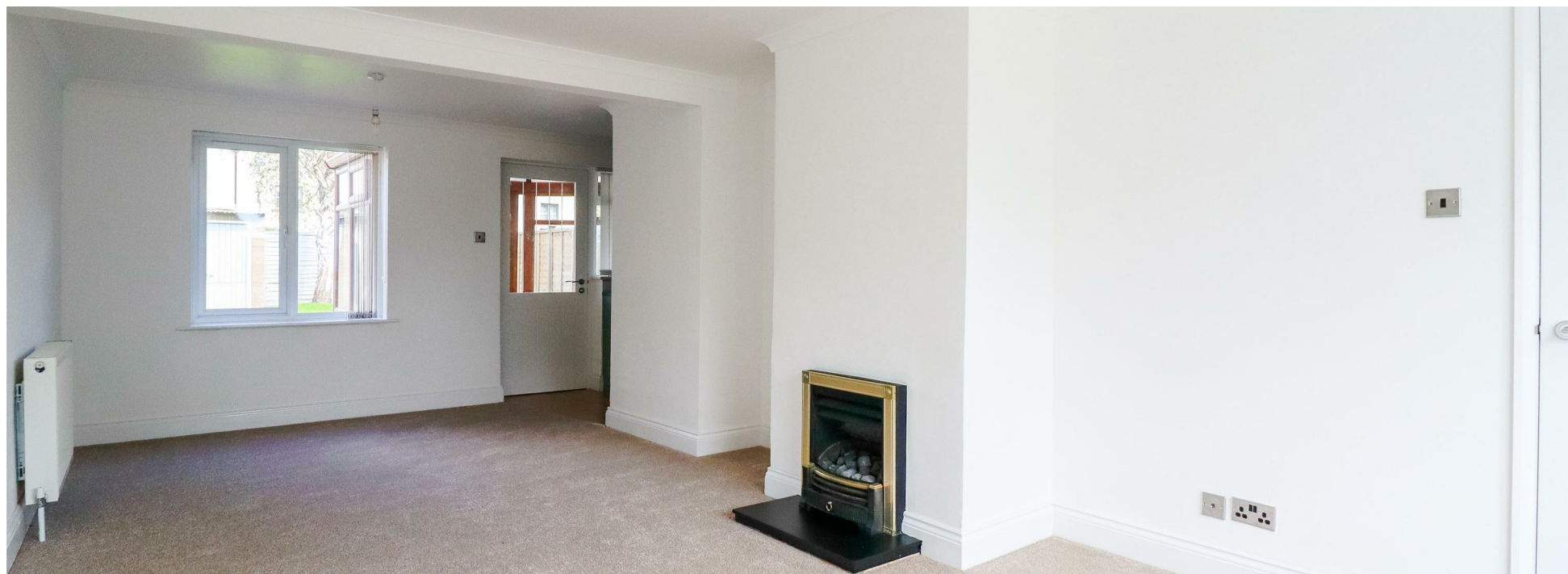
46 ST. GILES  
KIDLINGTON | OX5 3BX



Located in the picturesque village of Bletchington, Oxfordshire, this three-bedroom semi-detached home on St Giles has been tastefully refurbished to an exceptional standard and is ready for immediate occupation, perfect for families, buy-to-let investors, or anyone seeking a turnkey property.

The property features a newly redecorated entrance hallway with WC, a spacious open-plan living/dining area, and a newly fitted contemporary kitchen with breakfast bar, leading to a conservatory overlooking the rear garden. Upstairs offers three bedrooms, a newly refurbished family bathroom, and separate WC.

The generous rear garden with side access offers excellent outdoor space, with further scope to extend (STPP). Further benefits include gas central heating, full re-wiring, new flooring and carpets throughout, a re-insulated loft, and a large private driveway with ample off-street parking.



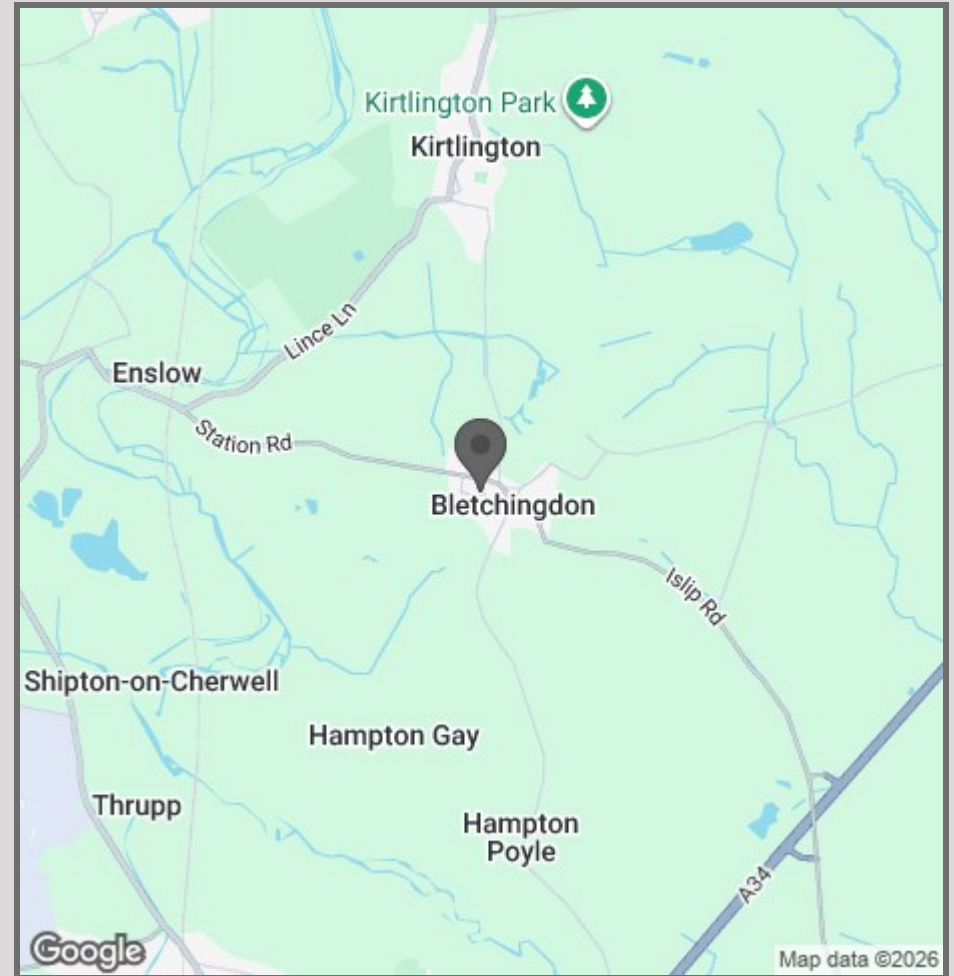




Surrounded by beautiful countryside and close to the Cotswolds and Woodstock, Bletchington is an ideal location for those who enjoy outdoor living without compromising on convenience as well as being in catchment for the highly sought after Secondary School The Marlborough.

Ideally located within walking distance of a village shop/post office, primary school and pub, with excellent transport links via the A34, A44 and M40, plus nearby rail services from Oxford Parkway and Bicester North to London Marylebone.

- Semi detached 3 bedroom property
- Large driveway and ample on road parking
- Side access to generous rear garden and sheds
- Fully refurbished throughout, new kitchen finished to a high standard
- Spacious conservatory with further extension potential (STPP)
- Recently re-insulated loft
- Modern downstairs WC and fully refurbished bathroom upstairs
- Gas central heating and newly re-wired electrics
- End of chain



42 High Street  
Woodstock  
OX20 1TG

01865 955500

hello@manoroxford.com

www.manoroxford.com

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Ground Floor  
45.2 sq.m. (487 sq.ft.) approx.



1st Floor  
37.4 sq.m. (403 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA: 82.7 sq.m. (890 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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