





11 Hatch Way, Kirtlington, OX5 3JS

Offers In Excess Of £695,000

Cleverly extended, this house now provides the type of family space we are always asked to find but can rarely supply!

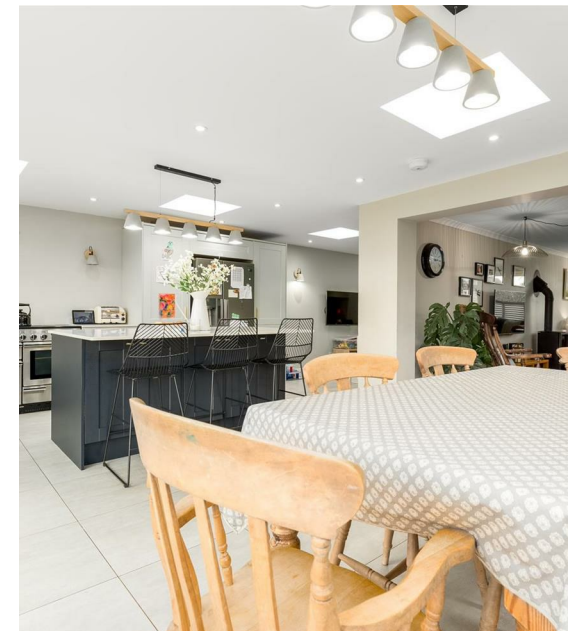
Cleverly extended four bed detached house with huge living space, overlooking fields and set in a quiet side road just a couple of minutes' walk from the village centre. Kirtlington is a just a short distance from Oxford, and well served by fast road and rail transport to London/ Birmingham.

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons, including the great local primary school, high quality pubs, immensely easy commuting, lovely walks etc. But for many the community with its all-inclusive ethos, sense of vibrancy and spirit makes it the sort of place people rarely want to leave.

A couple of years ago our clients bought number 11 in very dated order. They then set about making significant changes to it, ranging from upgraded electrics, bathroom, heating, plumbing etc to a breathtaking new extended open-plan kitchen, that also extends round to a wonderful new "snug"/ tv room. And in amongst the process the extras that really make the difference such as a high quality kitchen suite, roof light windows, and real timber doors have been fitted to give it a feeling of good quality. Hence today it is the ideal family home, with a delicious view of fields and sat on a quiet street just a couple of minutes' walk from the school.

The porch to the front is a new addition, built in brick to replace the less useful all-glass original. This opens into a pleasant hallway, ever practical with a new tiled floor, and ahead of you the cloak room nestles under the stairs. To the left there is a large study space, well-proportioned and also light, with a view out across the front garden. Opposite, the living room is a revelation. Before extension, it was already a large and bright space. At the front a wide window, now equipped partly with plantation shutters for privacy, overlooks the peaceful front garden. And cleverly, as the house has no chimney of its own the owners have fitted an attractive modern wood burning stove to the right-hand wall. But at the rear the room continues onwards for nearly 40 feet! The rear wall has been removed altogether to make the whole space open plan. As you look out towards the garden, bi-folding doors open across the back of a huge dining space, with further glazing on the left-hand side making it extremely light. And to the right an enormous central island also features an ample breakfast bar. Ranged round the right hand side is a generous run of kitchen fittings that includes a double butler sink and a range cooker, the envy of any chef.

- Quiet cul-de-sac
- 21 ft living room, open to...
- Cloak room & family bathroom
- 4 bright bedrooms
- Fabulous kitchen/ dining room
- Front and rear gardens
- Stunning open-plan space
- Snug/ family room
- Driveway parking



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Look up and you will see five rooflight windows above that continue into the adjoining family room/snug. This is an excellent design trick that allows great natural light to flood throughout an area so large that it otherwise may have been dimly lit, hence this whole area is very bright, very positive, and unlike anything we ever normally see at this price. And completing the downstairs, off to the left of the living room, what was the old kitchen is now a very much ample utility room.

Heading upstairs, at the very top a beautifully modern bathroom sits at the rear. Refitted, it is tiled throughout for ease and now includes a bath with a high quality thermostatic shower and screen over the bath. The landing features a large window to the front, hence it is light and bright. All four bedrooms range off this landing. All are well-proportioned doubles, and all are equipped with built-in wardrobes, hence all are extremely practical with excellent space for all the usual furnishings. And the two at the rear enjoy a fabulous view across the pasture land and fields into the far distance.

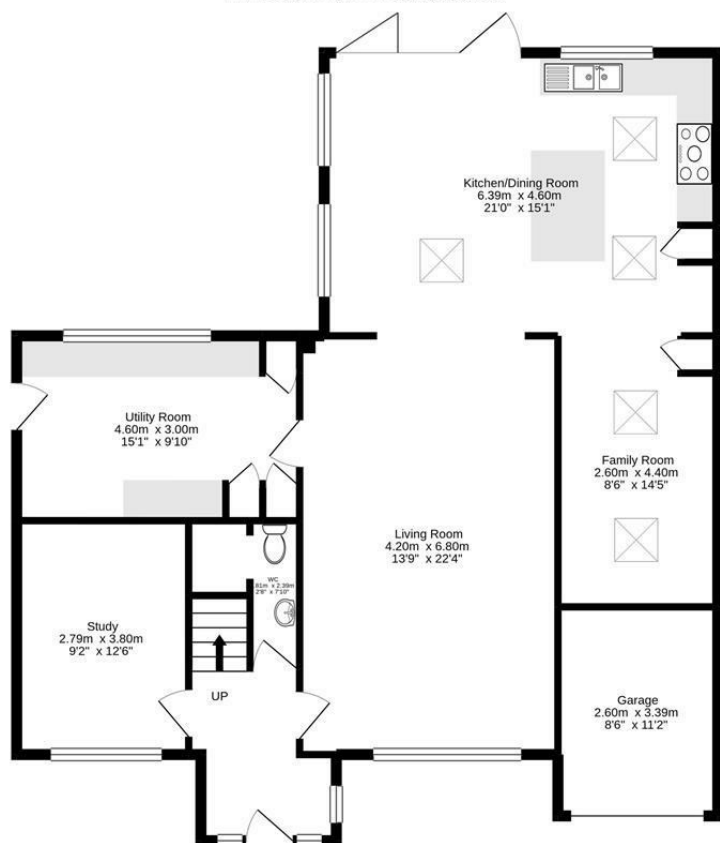
Outside, to the front a low wall separates the frontage from the path, and behind it are plant borders containing mature lavender. There is a little area of lawn to the left-hand side, then the block paved driveway and path leading up to the front porch. A path down the left-hand side also leads you to the back garden, where instantly your view is out across open farmland. The terrace behind the house is perfectly placed to take full advantage of this view, ideal for summer dining outside those bifold doors into the kitchen. And the rear wall is low set, specifically to maximise the view. In so many ways it's the perfect space for any family; large enough for the inevitable trampoline, and for a kickabout with a football, but not so large as to be a chore to maintain. And for anyone looking for larger outside space to stretch their legs, just a few hundred metres away from the house are wide open green spaces, and delightful walks around the quarry and through the woodland.

Mains water, electric, gas c.h.
Cherwell District Council
Council tax band D
C.£1,900 p.a. 2020/21

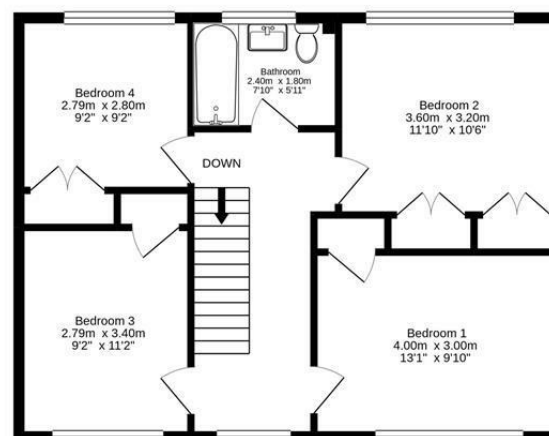




Ground Floor
112.5 sq.m. (1211 sq.ft.) approx.



1st Floor
59.8 sq.m. (643 sq.ft.) approx.



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TOTAL FLOOR AREA : 172.2 sq.m. (1854 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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