



## A hidden gem

**Gretel Cottage, 62 Church Street, Kidlington, Oxford OX5 2BB**

Freehold





Sitting/dining room • kitchen • utility/cloakroom • two bedrooms • bathroom • parking • private courtyard • virtual tour available on request

### Local information

Tucked away in Church Street, the property lies in an enviable position in the old part of Kidlington.

Situated about 5 miles north of Oxford city centre and 4 miles from Woodstock, Kidlington is extremely well placed for communications, with easy access to the A34, junctions 8 and 9 of the M40, and mainline rail services to London Marylebone from nearby Oxford Parkway. There is a regular bus service to Oxford, and good access to the well known Oxford schools.

For those wishing to enjoy the immediate surroundings, there are nearby countryside and canal walks to Thrupp and beyond.

### Directions

From Oxford, proceed north into Kidlington, and turn right at the traffic lights opposite Exeter Hall. Follow the road to High Street and, at the end, continue straight over at the junction into Church Street.

### About this property

Lying in the heart of the Conservation Area, this particularly charming period cottage could appeal to those looking for a home, a pied a terre or as an investment.

It has been carefully updated to provide a contemporary feel but successfully retains much of the original character.

The welcoming sitting and dining room has a double sided log burner, and the solid wood fitted kitchen has bi fold windows opening to the courtyard. There is also a useful utility/cloakroom.

On the first floor are two bedrooms, and a bathroom with roll-top bath, walk-in shower and views overlooking fields.

Particular features include oak flooring, LED lights, gas heating, and electric underfloor heating in the kitchen and bathroom.

To the front is a paved terrace, parking, and gated side access. To the rear is a sheltered, paved courtyard garden which is ideal for informal entertaining.

### Services

Mains services. Gas heating. Underfloor heating to the kitchen and bathroom

Photographs taken October 2020 and brochure prepared February 2021.

### Tenure

Freehold

### Local Authority

Cheerwell District Council

EPC rating = E

### Viewing

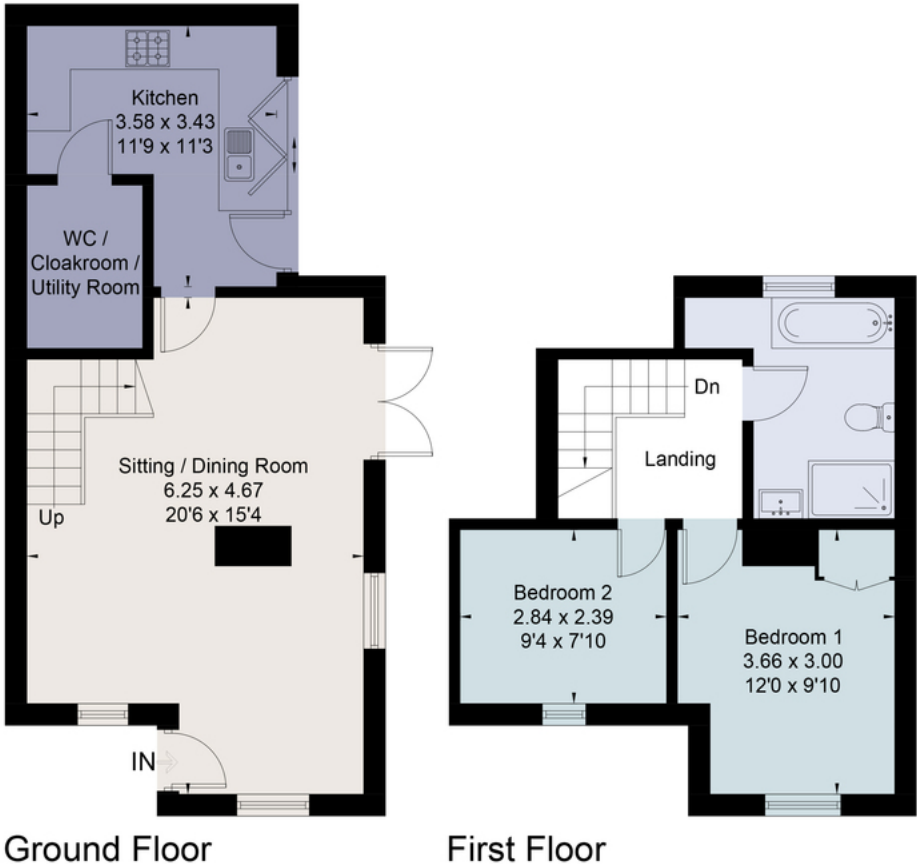
Strictly by appointment with Savills



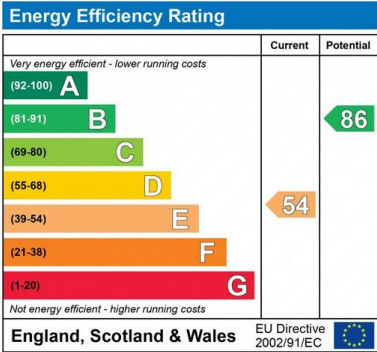




Approximate Floor Area = 67.4 sq m / 725 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 272557



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12022080 Job ID: 148607 User initials: RVDP