



Beautifully built home in well located Oxfordshire village

2 Dairy Crescent, Bletchington, Oxfordshire, OX5 3FA

Guide £595,000 Freehold with vacant possession on completion

savills

Hall • open plan sitting/dining room • kitchen • WC
• 3 bedrooms • 1 ensuite • family bathroom • enclosed
rear garden • timber garden store • off street parking

Oxford Parkway 4.5 miles
(London/Marylebone from
55 minutes), Oxford 7.5 miles,
M40 (J9) 8 miles, M40 (J9)
5.5 miles (distances & times
approximate)

Directions

Leaving Oxford northwards
take the A34 in the direction of
Bicester and the M40. Leave
the A34 on the B4027 signed
to Bletchington and Islip. On
arriving in Bletchington go
straight over the junction at the
village green on to Station
Road. On reaching the Co-op
turn right into Duchy Fields,
carry straight on Dairy
Crescent bearing left and no.2
will be found on the left.

Situation

Situated about 7.5 miles to the
north of the university city of
Oxford, Bletchington is an
attractive village set around a
green. With a thriving
community, amenities in the
village include a 13th century
church, primary school,
nursery, sports field, village
hall, a public house and Co-op
village shop. The market town
of Bicester and city of Oxford
provide for more extensive
facilities and leisure needs.

Communication is excellent
with the A34 (about 1.5 miles)
giving access to M40 (J9), A40,
the Cotswolds and Oxford. The
nearest station is Oxford
Parkway (about 4 miles) with
services to London/

Marylebone from 55 minutes,
with Bicester station (about 8
miles) also on the Chiltern line
to Marylebone. There are
regular bus services from
Bletchington to Oxford and
Bicester. The area is well served
for schools with Bletchington
Primary School in the village
and senior state at Kidlington,
Bicester or Woodstock, as well
as the numerous highly
regarded independent schools
in Oxford.

Description

Duchy Field is an exclusive
development with architecture
commissioned by the Duchy of
Cornwall and constructed
using sympathetic materials
and forms in keeping with the
local heritage. Built in 2017/18,
2 Dairy Crescent is a delightful
end of terrace property. With
accommodation extending to
approx. 1400sq. ft over three
floors, there is an extraordinary
level of attention to detail
throughout from the quarried
Welsh slate roof tiles and stone
mullion windows, to the pewter
finish internal door
ironmongery.

The rooms are well
conceived, with double aspect
sitting dining room which has
French doors to the garden,
fireplace with wood burning
stove and oak mantelpiece. The
fully fitted kitchen with rear
door to the garden has
integrated appliances
including, gas hob, oven,





dishwasher and fridge/freezer. On the first floor are two bedrooms and family bathroom. Stairs rise to the second floor with feature principal bedroom with fitted wardrobes and en suite shower room. Outside, the enclosed rear garden has a timber garden store and exclusive use of 2 parking spaces to the front.

Fixtures & Fittings
Those items mentioned in the details are included in the sale. Other items may be available by separate negotiation. Contact selling agents for further information.

Energy Performance
A copy of the full Energy Performance Certificate is available upon request. EPC Rating = B

Agents note
Residential Management Group (RMG) manage communal areas. Service charge £204.94 twice a year.(£409.84 p/yr).

Tenure
Freehold with vacant possession on completion.

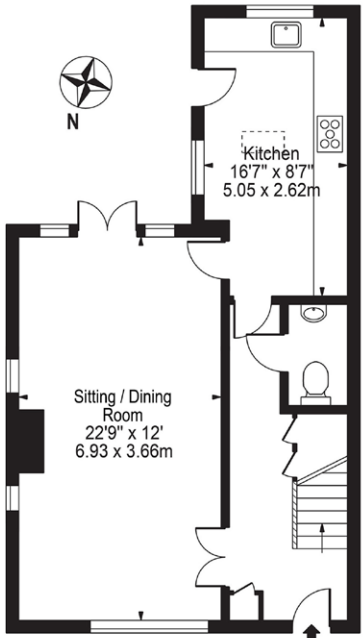
Services
Mains gas, water, drainage and electricity.

Local Authority
Cherwell District Council, Council tax band E

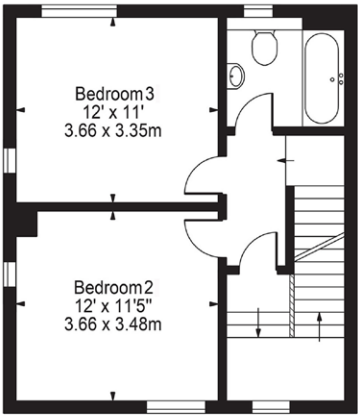
Viewing
Strictly, by appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

Photographs take and brochure prepared January 2023

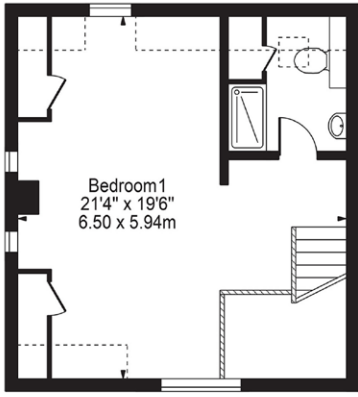




Ground Floor
(554 Sq Ft - 51.47 Sq M)



First Floor
(442 Sq Ft - 41.06 Sq M)



Second Floor
(419 Sq Ft - 38.93 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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