





8 Dashwood Mews, Kirtlington, OX5 3JX

Offers Over £375,000

These houses literally never come up for sale as there are so few of them and they are so highly prized! Be very quick.

Offering extraordinary value, a four bed townhouse in a quiet mews of just eight properties ranged round a pretty green. Light and bright throughout, pleasant garden, garage. NO CHAIN.

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. Try the walks through Capability Brown's gardens in Kirtlington Park, or through the woodland in the old quarry; or have a pint in the Oxford Arms or Dashwood. Then check the travel time to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Frequent bus services to Oxford, Kidlington etc are available from a stop just yards away, and the walk to the school, shop and pubs is just a couple of minutes. There are many reasons to live here. But its all-inclusive ethos, sense of vibrancy and spirit makes Kirtlington the sort of place people rarely want to leave.

8 Dashwood Mews is a light and attractive family house, one of several built in the 1970's to a style mimicking that of other existing houses in the Mews. All 8 properties in the development face onto a pretty green with trees to the front, around which there is parking provided. Every village amenity is a short walk away, but at the same time the development feels entirely private and very peaceful.

Opening the front door leads into a light hall. On the immediate right is a cloak room, essential for families, and just past this is a door into the first of two receptions. Light and attractive with ceiling timbers and a stone fireplace, it's a good space that is well proportioned. To the right of the fireplace an opening leads through to the dining room, which is slightly narrower but equally attractive, and from here double doors open out to the lovely garden behind. Also off the hallway the kitchen is placed at the rear. Fitted with an immaculate range of units, it too has a door to the garden. The position adjacent to the dining room lends itself extremely well to knocking through to create a large, modern family kitchen. If you would like to investigate the potential for that please ask us for further information.

- Delightful, quiet location
- Dining room with doors to rear
- Pretty garden facing South East
- Surprising living space
- Four double bedrooms
- Garage & parking
- Living room with open fireplace
- Bathroom, shower, & cloak room



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On the first floor there are two double bedrooms. The larger of the two mirrors the living room below it, hence it is a really great size. It also overlooks the green to the front. Behind it another bedroom is slightly more compact but still a good double room, and this time overlooking the gardens to the rear. These are served by a good sized bathroom that has been refitted in recent times with a large walk-in shower and a modern suite.

The top floor features two further double bedrooms, the larger of which has a good sized integral wardrobe. A bathroom serves both, still equipped exactly as it was in the 1970's - and immaculate! It is also worth pointing out the roof void above is very tall hence could, if wished, be used for further living space - or at very least it provides excellent and generous storage.

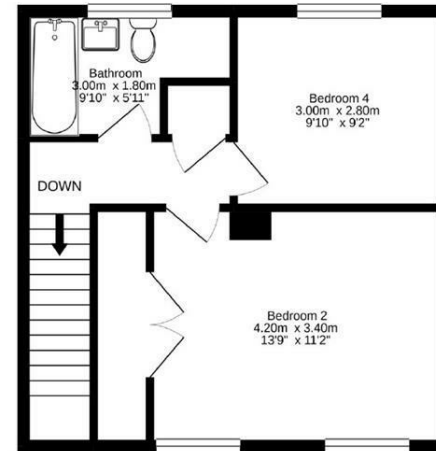
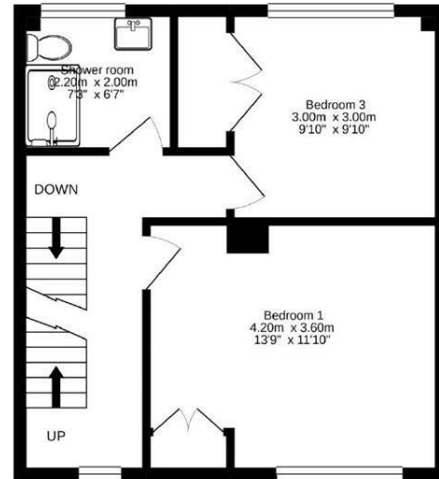
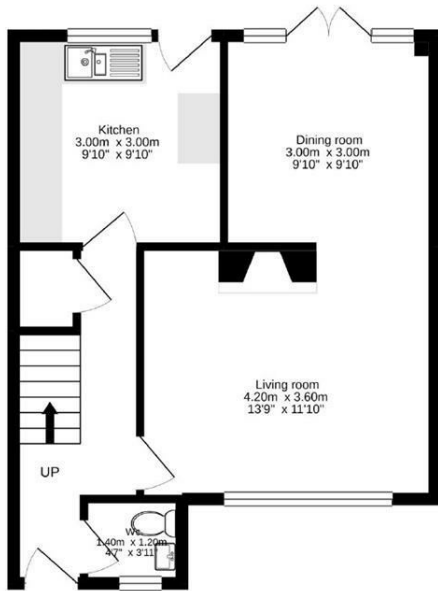
To the front the house sits back behind parking, with lawn and a pathway plus a lovely array of bushes, flowers and trees in evidence all around. At the right side there is access into the rear garden via a gate that leads down past a shed. Mainly lawned, it is pretty and inviting with bordered edges for various shrubs and flowers as well as a hedge to the right and stone wall at the rear. Without any passing traffic or pedestrians, it is a lovely, quiet place to be.

Mains water, electric c.h.
Cherwell District Council
Council Tax band E
C.£2,413 p.a. 2020/21





Material Information QR Code:



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TOTAL FLOOR AREA : 117.8 sq.m. (1268 sq.ft.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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