





**The most serene, quiet spot amid gorgeous parkland, perfect for getting away from it all.**

A piece of history. A delightful two bedroom apartment, just refurbished, in the West Wing of the Kirtlington Park set in 400 acres of fabulous parkland. Bright and roomy, quiet and peaceful. Available now, unfurnished.

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. A pint and delicious locally grown produce in the Oxford Arms or Dashwood. Beautiful walks by the canal, or through the old quarry. A fine First school that attracts families from far and wide. And with Oxford, Birmingham and London easily accessible via road and fast rail services, the mix of charming village with city access is perfect.

In 1741 Sir James Dashwood commissioned designs for a new mansion on his estate, to be set in a clearing made in what had previously been known as the Great Wood, a wood of oak and Spanish chestnut. The house was ready for occupation by 1746 and the gardens were initially influenced by the then Royal Gardener, Thomas Greening, with Lancelot "Capability" Brown then commissioned to design and execute another of the wonderful landscaped yet seemingly organic designs for which he is so well known.

Extending to circa 400 acres, the parkland that cossets the house is exquisite rolling pasture punctuated by mature trees. Initially the house is hidden from view when first entering the park, but as you top the rise suddenly the Palladian mansion appears with all the grandeur expected. As you draw near the frontage, just before the driveway turns to gravel it splits. Curve round to the right and the drive circles round a central planted bed, with allocated parking ranging round the sides flanked by a mix of 18th century stone walling and mature hedges/trees.

The delicious facade frames a typically proud, Georgian entrance. A broad, communal entrance hall beyond the main door is just as you might hope; elegant with a tall ceiling and fine detailing, including a flagstone floor. Another door to the rear opens into the bottom of the stairwell, and to right of this is the entrance to the apartment.

Once inside your immediate impression is of light, space, and excellent taste. A large cupboard to one side includes the hot water cylinder as well as providing some useful storage. Straight ahead, entering the living room with its beautiful oak floor, your eye is instantly drawn to the view at the far end. Beyond the large sash window, the dramatic Palladian front of the main house and the east wing opposite provide the most beautiful of outlooks. And almost as attractive is the delightful courtyard you can see through the other window. It's a gorgeous room, and very spacious, complete with a charming fireplace.

- Tasteful renovation just finished
- Pleasant sitting room
- Pretty courtyard garden
- High ceilings, tall windows
- Refitted kitchen with dining area
- Sublime parkland surrounding
- Two elegant bedrooms
- New bathroom

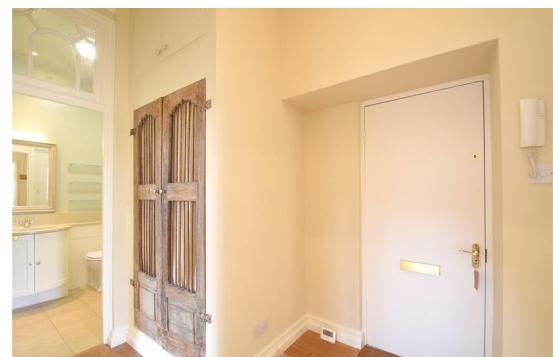


Perfectly placed next door, the kitchen is reached through a limestone arch. A full refit has just been completed, resulting in a kitchen that is equally functional and attractive. Cream units running down either side contrast perfectly with the timber work surfaces. Washing machine, dishwasher, modern hob and oven are all fitted, and there is more than enough storage and prep space for the most enthusiastic of chefs. The window behind the sink looks out across that delightful courtyard, and the door on the left accesses it plus the car parking beyond. And at the end of the kitchen there is a charming breakfast area, with a flagstone floor, lit by a large roof window overhead. All this is framed by a flagstone floor that is exquisite.

Turning to the bedrooms, both are roomy doubles. The smaller of the two looks out on that same delicious frontage as the sitting room. It is fitted with a wardrobe, and the tall ceiling overhead flatters the space. It's a similar feeling in the larger bedroom, this time looking inwards towards the delightful courtyard. In this room wardrobes and cupboards to either side also provide excellent storage. And serving the pair is a new bathroom that's well planned and high quality. The suite includes a thermostatic shower above the bath, shielded by a glass screen, plus a useful vanity unit topped off by a sink.

Outside, behind the apartment the lovely courtyard is a pretty sun trap facing South, shared between this apartment and the studio next door. It's a generous space and very pretty, with covered storage for bins etc to the far corner. The wider park provides beautiful walks among the trees, a special location that's an absolute privilege to enjoy!

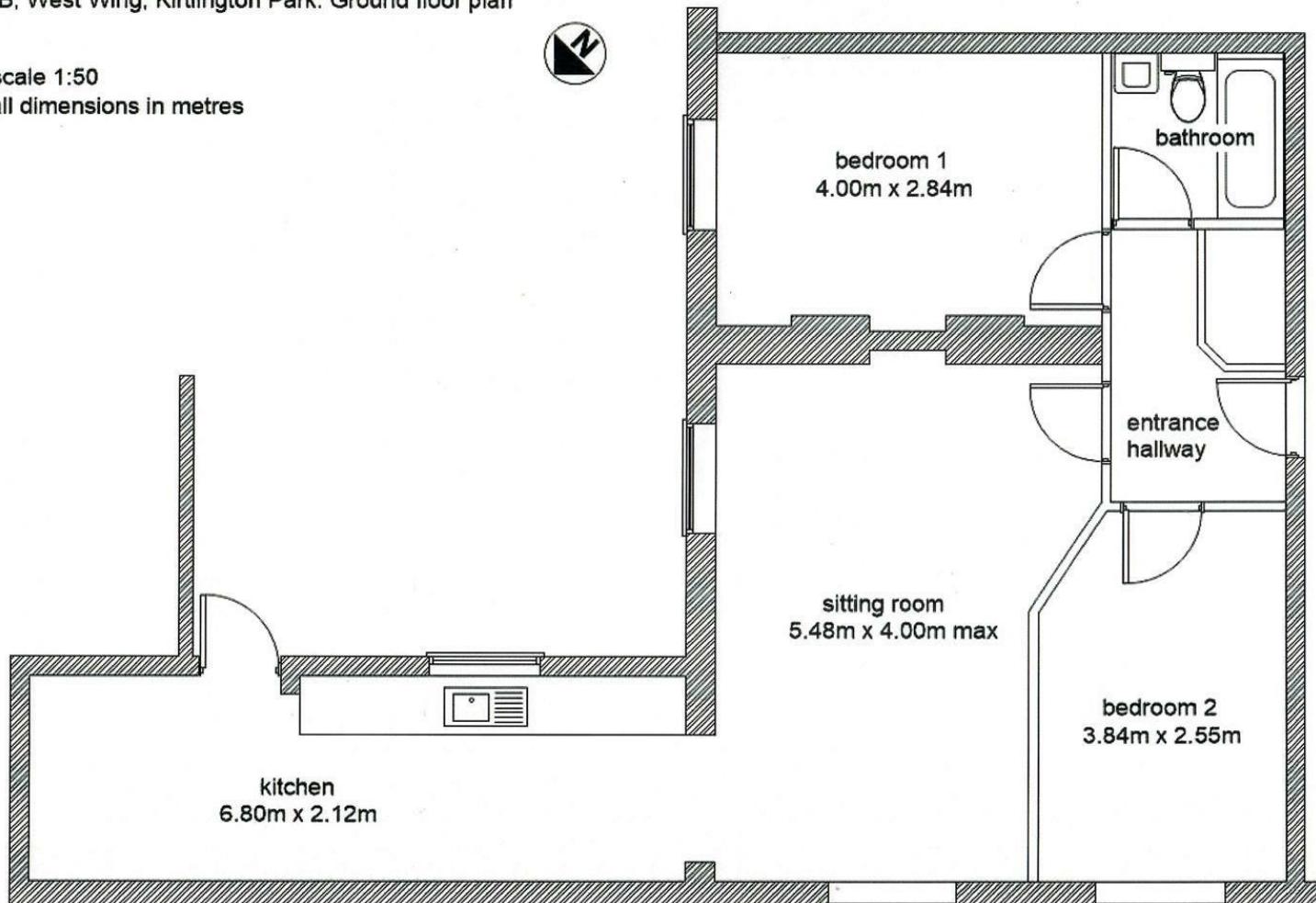
Mains water, electric  
Cherwell District Council  
Council tax included  
Unfurnished





1B, West Wing, Kirtlington Park: Ground floor plan

scale 1:50  
all dimensions in metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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