



South Green, Kirtlington, OX5 3HJ

Offers Over £1,000,000

**Cansum is the complete family proposition, in a quiet location just a few moments away from the village centre and overlooking breathtaking parkland. Light, airy, stylish but relaxed, well proportioned and very easy to use.**

Overlooking Capability Brown's Kirtlington Park land, a smart detached family house built from the stone of the former dairy & nestling on the edge of the village green. 5 well proportioned bedrooms, 21 ft kitchen, 18 ft master bedroom, separate sitting and dining rooms, tandem garage, generous parking, and all presented in fine order.

Kirtlington needs little introduction locally. It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons, ranging from the great local primary school, Amir and Rachel's wonderful shop/ PO (the curry nights are legendary), two very high quality pubs, immensely easy commuting (40 mins Bicester rail to Marylebone), lovely canal walks etc. But for many it's the community with its all-inclusive ethos, sense of vibrancy and spirit that makes it the sort of place people rarely want to leave.

Cansum is the complete family house that most of us with children look for. Attractive and well built, it is constructed of stone taken from the old dairy of Kirtlington Park, itself a Palladian villa to rival Stowe or Blenheim. The layout is well planned and easy to use, with central eating and social spaces that suit the dynamics of a modern family extremely well. The house is also very well presented, benefitting from recent upgrades. But more than that, the position situated on the edge of the parkland behind provides it with the most peaceful of outlooks across rolling grassland.

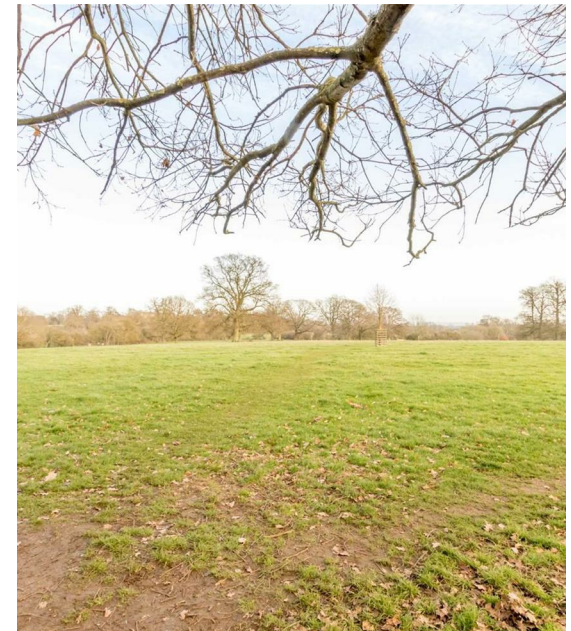
.. The main door opens into a broad hallway with an attractive oak floor. Stairs rise to the side, and above them the window floods light across the hall as well as the landing above. There is also a cloak room. To the right, the living room is double aspect, including double doors that open to the garden at the rear. It is a large and bright room, also featuring a lovely open fire. Next door, the dining room also overlooks the terrace and garden beyond, also featuring an oak floor. On the left of the hall, the kitchen is very much the centre of the house. To the front of the house, a generous range of fitted units stretch around three sides, and these include a sink placed perfectly in front of the window overlooking the front garden. The tiled floor underfoot changes to oak as the kitchen gives way to the dining area, a large breakfast space set in front of a further set of glazed doors overlooking the garden. On the left the door opens into a tandem length garage that, with necessary consents, could easily be partly or fully converted to provide significant extra living space - or even a granny annex. And behind it is a well equipped utility room.

... The landing feeds off to five bedrooms, all well proportioned and very light. To the right, the master is bright and airy, and a significant size as it occupies the same square footage as the living room below, ample for a large suite. The corridor adjacent leads to two doubles, one either side, next door to which is a lovely modern shower room including a wide cubicle alongside a stylish sink topping a vanity unit. Hereafter, the landing widens considerably, providing an ideal space for either a desk or perhaps an easy chair for a quiet read? Either way, the window here provides a stunning view over the parkland behind. At the end, the two doors lead respectively to the fifth bedroom on the left, and a bathroom that is well presented in a rather pleasant Art Deco style.

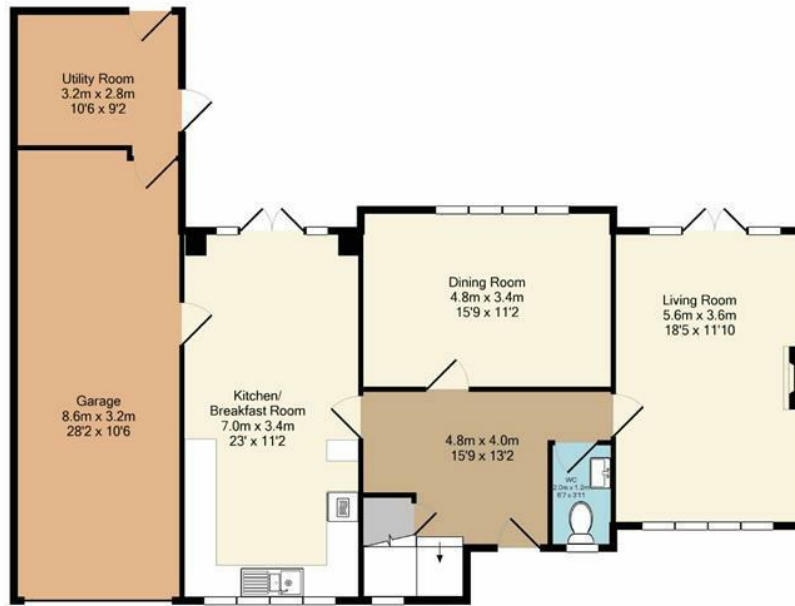
.... Outside, the plot is well planned. To the front, the driveway provides ample parking running up to the front door and garage, flanked by a long stretch of lawn and stone walls. Behind the house, the terrace runs the full width, an ideal barbeque and summer dining area, and this is currently enclosed by a low picket fence to keep the dogs in check. Beyond, the lawn extends right up to the rear boundary, beyond which is parkland as far as the eye can see. It is an idyllic and peaceful spot, the envy of many in the village.

Mains water, gas, oil c.h.  
Cherwell District Council  
Council Tax band G  
£3,050 p.a. 2018/19

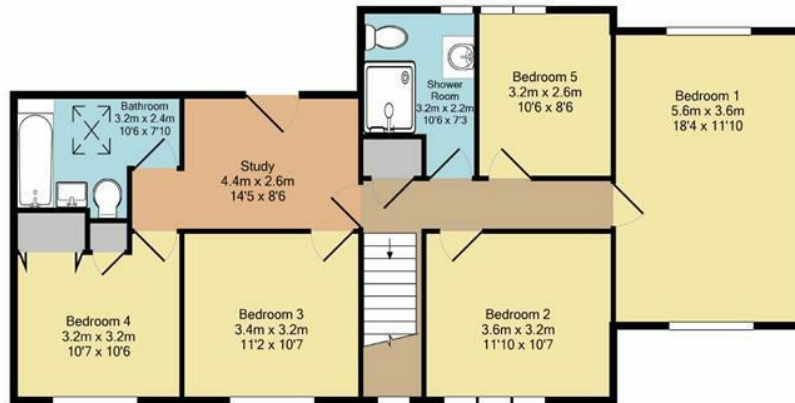
- A pretty, stone-built family house
- Large kitchen/ breakfast room
- Cloakroom & utility
- Five ample bedrooms
- Double aspect living room
- Tandem garage & driveway
- Two modern bathrooms
- Generous dining room







Ground Floor  
Approx. Floor  
Area 112.3 Sq.M.  
(1209 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 94.1 Sq.M.  
(1013 Sq.Ft.)

Total Approx. Floor Area 206.5 Sq.M. (2222 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk Made with Metropop ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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