





**Perfect for a growing family, this lovely house has been beautifully renovated throughout.**

Comprehensively refitted and refurbished over the last year, a really lovely detached four bedroom (plus en-suite) family house with a wonderful open-plan kitchen/diner, c.20ft living room, conservatory & utility, in addition to ample parking (inc garage), and a generous garden.

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 the woodland in the old quarry and down the canal, or have a pint in the Oxford Arms. Then check the time to distance to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Reliable bus services timed for commuters and shoppers connect the village to Oxford, Kidlington etc, and the walk to the school is just a couple of minutes. There are many reasons to live here. But its all-inclusive ethos, sense of vibrancy and spirit is the primary reason Kirtlington is the sort of place people rarely want to leave.

Bought only recently, our clients intended to stay here a long while, hence the refurbishments they have carried out have been thoughtful and comprehensive to make it a really smart and useable family home. Only the potential of another property they never expected to come to the market has prompted the move. All rooms are bright and pristine, there is new lighting and flooring everywhere, the kitchen and all bathrooms have been refreshed and upgraded wherever needed, the stairs have new spindles and handrails; even the garage door is a new electric roller type! Hence it's perfect for the next family to walk in and enjoy on day one.

The entrance porch offers useful shelter from the rain as well as space for coats, boots etc away from the main hallway, which is reached via a glazed internal door. Wide and welcoming, the hall stretches away from you, with stairs featuring smart new spindles and handrails. To your right, the cloak room is new, with a very attractive modern suite than includes a useful vanity unit. And beneath the stairs is a very handy and deep store cupboard.



Dead opposite, the living room is pleasingly bright, with a window to the front bringing in good natural light as well as a view across your own front garden and the sleepy close beyond. It's a fine and cozy space that's also exceptionally spacious as it's close to 20 feet (6m) long. The many updates have included redecoration throughout and new carpeting, in addition to which there's a new gas fire in a classic wood burning stove style, complete with remote control! And to the rear, sliding doors open into the conservatory. Affording you additional living space that most similar properties don't provide - and this offers a great outlook across the garden.

Back to the hallway and at the rear the kitchen is the perfect hub for modern life. Where previously the dining room and kitchen were awkwardly separated by a wall that also reduced the natural light significantly, today it's an open and hugely appealing space that amply houses the largest of dining tables in front of glazed doors opening out onto the garden at one end, with a range of pastel-painted units at the other. The feeling of space and airiness is delightful, and this combined with a light new worktop, hob, sink etc along with fresh décor really makes it a space to enjoy. And quite aside from the generous range of units here, there's also a utility room in similar style to the front, offering more storage, another sink etc - and with an external door leading to the drive, it's the ideal boot/wet dog room!

Heading upstairs, the feeling of smart, fresh and light accommodation continues, with a wide window flooding great light across landing and stairs. The landing also contains a cupboard that houses a modern hot water cylinder, with airing cupboard shelves around it. Take a left to access two of the four bedrooms. The larger of the two is very well proportioned, an ample double, with a south facing window bringing in great light, and more than enough room for a range of wardrobes etc. Its neighbour is smaller although very much a double room as shown here and currently used as the guest room, with the rear window overlooking the peaceful rear garden.

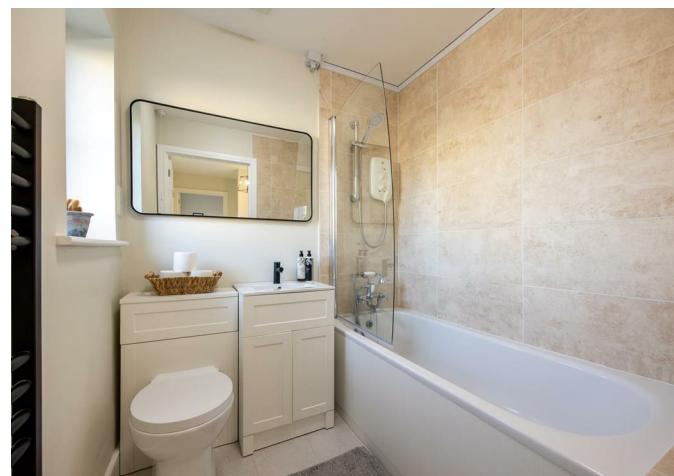
Back across the landing, there are two further bedrooms. The smaller of the pair is currently used as a study, as shown here, hence it's also an ideal child's room. The last of the bedrooms is also the main, beautifully appointed with a generous bank of wardrobes and storage behind neat doors. It's a bright double looking out over the broad grassy area to the front, with the closest opposite neighbour some distance away, and excellent proportions that make it easy to use. The en-suite has also been refinished hence it's pristine and fresh with a modern shower and new vanity unit - plus "film star" lit mirror! Serving all rooms is a family bathroom fitted in a similarly modern style, with power shower and screen above the bath and another modern vanity unit.





Outside, the house offers more useful space than most. The frontage sits on the internal "elbow" curve of the close, hence the driveway is ample for three cars off the road in front of the garage, next to a front garden that's separated from the pavement by a stone wall. Inside the garage, the walls and ceiling are heavily insulated, but in addition there's a large space overhead inside the pitched roof that could potentially offer a lot of storage or possibly further accommodation - please ask if you would like help investigating this further.

At the rear, a side gate leads into the back garden, which is pleasingly wide, running the full width of the plot and behind the garage. A good range of plants are dotted about in various beds, with separate areas ranging from a terrace behind the house encouraging summer dining, to a central lawn, and a stone seating area in the far corner to maximise the sun at any time of the year.

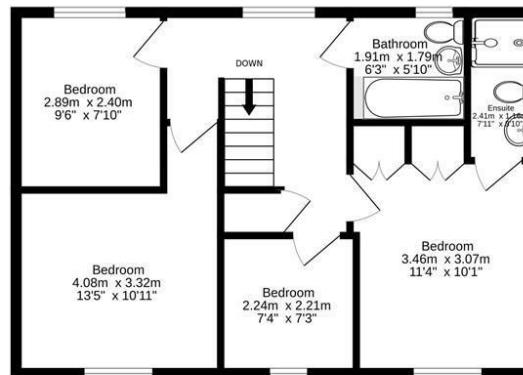
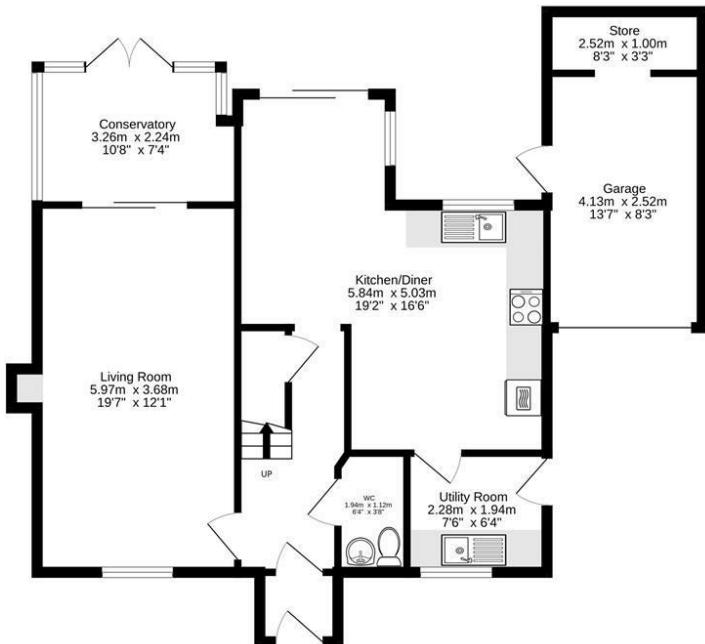


## Material Information QR code:



Ground Floor  
75.7 sq.m. (815 sq.ft.) approx.

1st Floor  
49.7 sq.m. (535 sq.ft.) approx.



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**TOTAL FLOOR AREA : 125.4 sq.m. (1350 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Lovely renovation
- Bright & airy
- Bathroom & cloak room
- Large kitchen & utility
- Conservatory
- Garage & parking
- Four beds, one ensuite
- C.20ft living room
- Ample, private rear garden

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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  
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### Important Notice

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