



11 Roman Close, Kirtlington, OX5 3EX

Offers Over £475,000

## Immaculate 3 bedroom detached house with 3 receptions, 2 baths, garage and gardens, in a lovely village

Impeccably presented and upgraded 3 bedroom detached house in a quiet cul-de-sac within one of North Oxfordshire's most popular villages

Kirtlington is a vibrant village with a good community. Locally there is a well regarded village school which is also a feeder to the Marlborough School in Woodstock, a shop with Post Office, one pub/ restaurant, a further Johanssens & AA rated hotel/ restaurant, and a fine church dating to Norman times. Within a short distance (c.1 mile) Kirtlington Polo ground and Kirtlington Golf club are further attractions. Travel to Oxford, London and Birmingham is straightforward by either road or rail, and frequent bus services offer public transport to most local towns. For further information about the village please visit [en.wikipedia.org/wiki/kirtlington](http://en.wikipedia.org/wiki/kirtlington).

11 Roman Close is a spacious detached house on the edge of this small development completed in 2009 by Bloor Homes. The current owners have made a number of improvements to the property, and it is presented in impeccable condition. The development is located on the edge of Kirtlington, but within a 5 minute walk of all amenities. Number 11 looks onto farmland to the rear, and is at the edge of the development in a cul-de-sac. The house is neutrally decorated, and the owners have added a conservatory to the rear, as well as an upgraded kitchen plus walnut flooring to the hall, kitchen and dining room.

Entering the house you are greeted by a good sized, light hallway with doors off to all rooms and stairs to the first floor. The hall has a very handy cupboard under the stairs, and there is also a cloakroom with WC and sink. The door to the left leads to a well stocked kitchen with built in fridge/freezer, electric oven with gas hob and dishwasher. To the rear of the kitchen is a dining room of a good size with a window overlooking the rear garden. Both kitchen and dining room have solid walnut flooring. The dining room has a door to the living room (also accessed from the hall). The reception is of a good size, carpeted and with fireplace and electric fire built in. The current owners have added an Isis conservatory to the rear with doors to the garden, and a door to the garage.

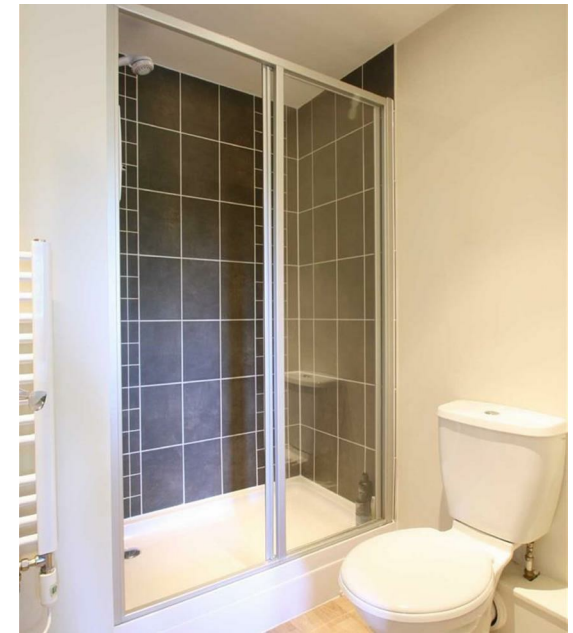
On the first floor all the rooms are light and airy. There are three bedrooms, all are a good size and even the smallest could be used as a double. The master bedroom is a good size and features a fitted triple wardrobe. Adjacent to it the high quality ensuite shower room has a wide pan glass-fronted cubicle with full tiling, and an Aqualisa power shower. The family bathroom is very well fitted with full tiling to the walls around the bath and part tiling elsewhere, with a further power shower fitted. There is ample further storage potential in the loft, and we believe the loft could lend itself well to conversion for further accommodation (subject to consents). In addition it may also be possible to build above the garage.

Outside the property is exceptionally well planned. To the front a pretty border edges a path to the front door and next to this is space for parking in front of the garage. To the rear of the property is an enclosed garden with patio area and lawn. It is fenced to both sides with a pretty dry stone wall to the rear. and there is a gate for access to the side of the house. The garage features light and power and has doors to both the rear garden and the conservatory. To the front there is a driveway, and a small garden.

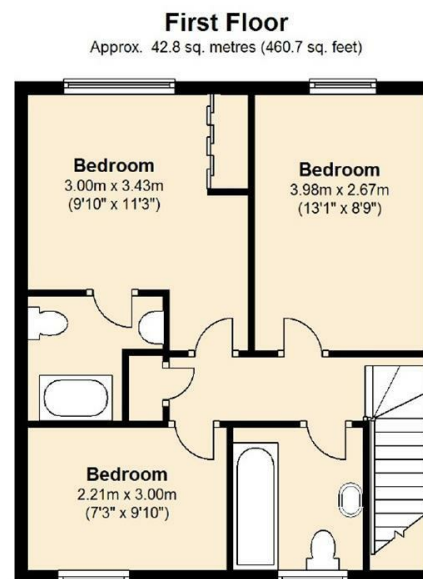
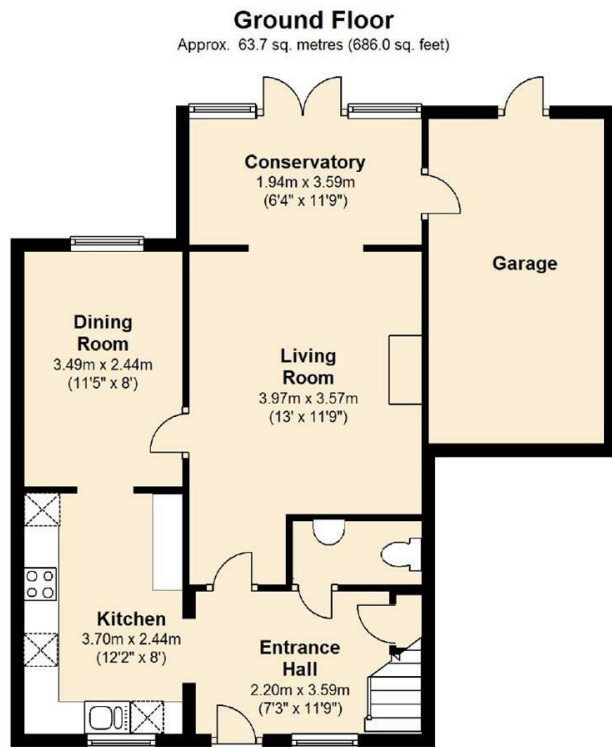
In summary this property is one of the best presented and most attractive we have seen of its type. We expect interest to be strong.

Mains water, gas, electric  
Cherwell District Council  
Freehold  
Council Tax band D  
£2,093-01 p.a. 2022/23

- Pristine condition
- En-suite, bathroom and cloak
- Garage and parking
- circa 8 years NHBC warranty
- Living, dining & conservatory
- Potential to extend (s.t.p.)
- 3 bedrooms
- Pretty, landscaped garden

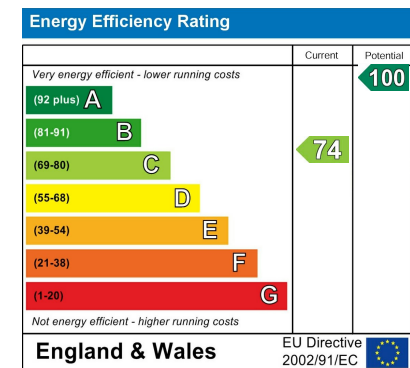






Total area: approx. 106.5 sq. metres (1146.8 sq. feet)

These floor plans are just for demonstration purposes only and no measurement is to scale  
Plan produced using The Mobile Agent.



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)

**01869 343600**

<https://www.cridlands.co.uk>

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.