



Thoughtfully designed to provide a rare level of living space with wonderful natural light and built to a high specification by Rectory Homes, this splendid house is set in one of North Oxfordshire's most desirable locations. Quite simply the best of all worlds.

Substantial stone 4 bedroom, 4 bathroom family house offering over 4,000 sq ft of light and airy living space, including a Southerly garden overlooking fields. The location is second to none and this house is particularly secluded within it. Nearby there is an excellent school, shop and pub/ restaurants, quarry and canal walks.

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, shop/ PO, high quality pubs, immensely easy commuting, lovely walks etc. But for many the community with its all-inclusive ethos, sense of vibrancy and spirit makes it the sort of place people rarely want to leave.

Moreton House is a really superb home. In every aspect there is evidence of great care, thought and intelligence applied. In building a really stand out house it is often the little touches that make the difference to quality of life, this house is a prime example. There is the vaulted sun room at the back of the kitchen, providing a lovely view of the garden. Light porcelain tiles in the kitchen and entrance hall reflect and accentuate the natural light. All receptions and bedrooms have TV aerials with a central satellite feed. There are oak doors throughout. Even the heating system has not one but two pressurised tanks to ensure endless hot water. The kitchen really is "fully loaded" with every convenience. We could go on, but in reality only viewing the house will amply demonstrate what we mean. You will not be disappointed.

The front door opens into a bright entrance hall with a floor tiled in porcelain, and ahead is the staircase. Turning to the left the first door enters a study handily placed well away from the main living areas. Strong lighting and a large, fitted desktop make it ideal for purpose, and the wooden floor is attractive. Adjacent is a modern cloak room, and next door to this is the games room. Such is the scale that this room currently hosts a pool table that is dwarfed by the overall space. Suitable for many purposes this could be games room, gym or a snug for children. To the right of the entrance hall the first of four bedrooms is large (nearly twenty feet long) and elegant, very neutral and spacious with a modern en-suite shower and a wardrobe, the perfect guest room. Also on this floor is a utility/ laundry room alongside which is the boiler room containing the hot water cylinders and pumps.

The first floor all centres around the kitchen, reached through double doors off the large landing. For most this is really as much space as you will ever need. A comprehensive range of bespoke, light painted units runs round three sides with contrasting granite tops. Within this there are white goods including a fridge/ freezer, stainless steel oven and microwave/ browner, dishwasher. The central island contains the gas hob, allowing the chef to interact with the whole room, and there is also a breakfast bar. Beyond this the room opens out to provide a dining area with a sun room behind it which, with its vaulted roof, bi-fold doors and side glazing, creates a particularly light and airy seating area. The whole blends seamlessly into a great living space. Off to the right the living room is double aspect with a limestone fireplace containing a Chesney stove as the attractive main focus. Underfoot the floor is oak and to the rear double doors and flanking windows provide a delightful view over both garden and fields. To the other side of the landing the master bedroom suite is a grand retreat, away from the other rooms. Dormer windows, eaves and double doors onto a terrace make this a characterful room. In the entrance wardrobes with storage drawers flank both sides, and the en-suite includes both bath and a large shower. Completing this floor is a cloak room.

The top floor provides the two further bedrooms. Both are lovely double rooms with panoramic views across the fields towards the woods behind. One also includes a Juliette balcony, a particularly pleasant feature with glazed double doors. En-suites to both rooms are spacious, immaculate and well specified, one providing a bath and the other a shower. Between the pair the landing is large and well lit, and to one side storage is amply provided by a large walk-in cupboard.

Outside, to the rear the garden is wide and mainly lawn, with a paved terrace that wraps around the whole rear of the building. The post and rail fence to the rear backs onto a neat hedge wrapping round the neighbouring field which is pasture land, and beyond which is a golf course. To the right a gate leads to steps that run back down to the front of the house and the block paved driveway. This is ample for several vehicles, and behind it the wide double garage includes an electric up and over door.

Mains water, gas, electricity
Cherwell District Council
Council tax band G
£2,700 p.a. 2016/17


- 4 generous en-suite bedrooms
- Open plan living & dining
- Lovely garden, fields behind
- 21 ft master with en-suite
- Large separate living room
- Double garage, ample parking
- Wonderful, huge kitchen
- Fitted study and games room







Total Approx. Floor Area 391.59 Sq.M. (4215 Sq.Ft.)
 These measurements are the maximum & are approximate only,
 they do not take into account minimum measurements.
 Drawn by E8 Property Services - www.e8ps.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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

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