





A cottage with real history and charm, extended and updated for modern needs but losing none of the character in the process. Delightful.

Window seats, an oak-framed garden room, exposed stone... Nearly 1,800 sq ft of delightful extended cottage presented in stunning condition with four beds (one with en-suite), three receptions, a 25 ft kitchen/breakfast room, ample parking and a gorgeous garden.

Kirtlington needs little introduction locally. It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons. The great local primary school also feeds through to an excellent C of E secondary in Woodstock (with private schools also within easy driving distance). Two high quality pub/restaurants provide great food and drink. Close road and rail links (40 mins to Marylebone from Bicester North - 6 miles away) provide immensely easy commuting. The old stone quarry by the canal plus the Capability Brown gardens of Kirtlington Park offer lovely 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.

The handful of houses known as Turnpike Cottages are some of the oldest in this historic village. Over centuries this one has evolved to the point where in recent times the house has been extended and modernised to provide accommodation that's sizeable, characterful, interesting and also very practical. Everywhere you look the features we all love and so crave are still in place. But the modern additions have also elevated its ease of use with style and panache, without detracting from that in any way. It's the smaller details that we appreciate the most - the roll-top bath, Heritage-style radiators, even the Suffolk latch door handles, all speak of thought and care. And being orientated towards the gorgeous timber-framed garden room and the garden behind it, it's a house that feels private and relaxed.

The main door opens into a traditional hall with the under-stair cupboard ahead, and rooms either side. The family room to the right is charming, with a window seat overlooking the front garden and the pretty street scene of Troy Lane beyond. Its dimensions and proportions make it easy to use, whether this be home office, snug or play room. And the chimney breast is retained so it may be possible to open up the fireplace. Across the hall, the living room is a larger version of the same, complete with that same seat and view. This time, however, a wood burner occupies the fireplace, either side of which the alcoves have been fitted with shelving and cupboards.

Head to the rear, on the right the staircase curves away from you. Beyond, the carpeting of the living rooms cleverly changes to hard floors as we approach the busy part of the house. To the right, the utility room is plumbed for a washing machine and drier, with ample extra space for store cupboards, a sink etc, if desired. Beyond it, the cloak room is modern with a white suite that includes a circular ceramic sink atop a timber unit. Back across the lobby, the study is currently more a general storage room, with a timber floor.

- Extended including orangery
- Living room & separate study
- En-suite & bathroom
- Generous kitchen/dining room
- Utility & cloak rooms
- Driveway parking
- Sitting room with woodburner
- Four light bedrooms
- Lovely, mature gardens



3 Turnpike Cottages Oxford Road, Kirtlington, OX5 3HB

Offers Over £750,000

Behind the lobby, the space opens out to provide a fantastic open-plan kitchen. Modern units run across the left and rear, with granite work tops that contrast beautifully with the neutral shades of the units and flooring. Head right and kitchen gives way to dining space, more than ample for a really large table if desired. This in turn is open to the timber framed garden room to the rear, hand-built from green oak which has a beautiful patina of grain and lines, complete with dowelled and morticed joints. Glazed round all three sides and in the lantern roof above, it is a wonderful place to be, with a view across the garden to the rear that's peaceful and pretty.

Head upstairs and all four bedrooms are accessed from a landing with a light painted timber floor, maximising the light from the landing window. Take a left and the first of the four bedrooms is all you would hope for - well proportioned, characterful with its exposed stone and timbers, with a low-set window including a broad sill perfect for sitting and watching the world go by. Across the hall, the next bedroom is a slightly narrower version of the same, hence just as characterful. Back to the landing and the passage leads into the extension, with a rather delightful family bathroom that includes a roll top bath and separate shower. Beyond it, deep cupboards provide airing cupboard/ storage space, and there's another pleasant double bedroom this time looking out to the rear garden. And last is the main suite. The bedroom is a good size, almost square hence easy to furnish, with a modern en-suite shower room. And as with next door bedroom, the bedroom view is over the garden to the rear.

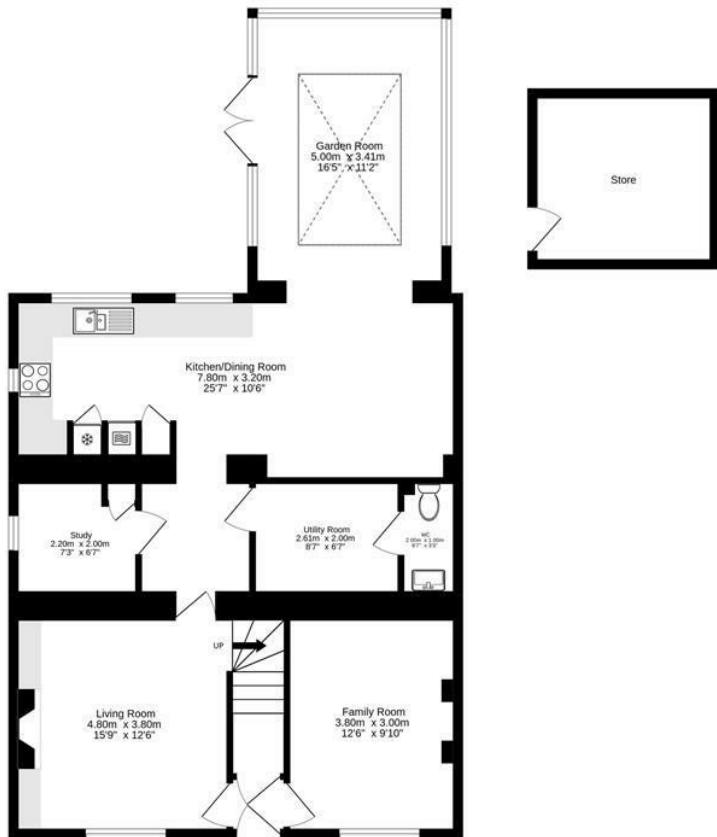
As with the inside, the exterior is well planned and welcoming. The driveway comes in from the road, with a turn/parking space on the left. Opposite, the front garden is bordered by a low stone wall and features a pleasant array of mature trees and shrubs, with a gravelled path leading from the drive to front door. Follow the drive past the left side of the house and it culminates in space for several cars. The terrace on the left of the garden room runs up several steps and continues to the rear. Two stone outbuildings provide very useful storage for all the usual garden bits and bobs. To the rear, the main body of the garden is a mature lawn, broad and oblong with borders running round the edges that contain a lovely diversity of flowers and shrubs, pretty as well as useful as they provide good privacy. It's a great space for any family, secluded and safe.

Mains water, gas, electricity
Cherwell District Council
Freehold
Council tax band E
£2,558 p.a. 2022/23

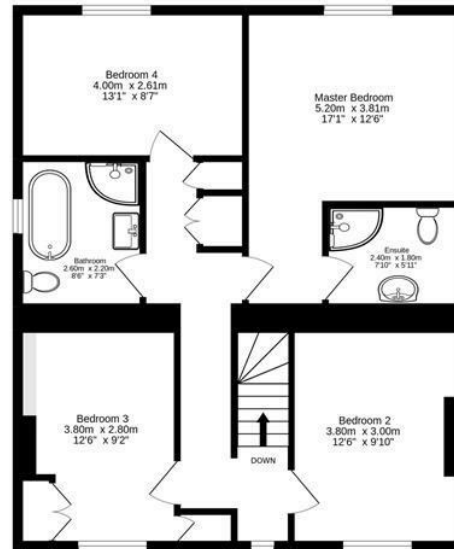




Ground Floor
94.9 sq.m. (1021 sq.ft.) approx.



1st Floor
70.1 sq.m. (755 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 165.0 sq.m. (1776 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 illustrative 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.
Made with Metropix ©2022



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

01869 343600

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