





19, Park Close, Kirtlington, OX5 3HR

Offers Over £600,000

**A fine family house in a wonderful spot on the edge of the village with a great garden and view. A little dated but offering huge potential**



A spacious and airy four bed detached house with a fab garden, set in a peaceful cul-de-sac, overlooking the village allotments and countryside beyond. Huge potential for remodelling/updating/extending including converting the garages and/or into the substantial loft space, and NO CHAIN.

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 (private schools also within easy driving distance). The Oxford Arms provides great food and drink. Nearby 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.

Park Close is a deliciously quiet cul-de-sac. It is a pleasingly diverse mix of single and double story houses, making it feel organic and relaxed. It's also worth noting that in recent years most of the properties have been extended, improved, some even replaced with more grand items, such is the desirability of both the village and this location within it. Number 19 sits near the end of the close hence it's very quiet, and the outlook over the allotments behind and pasture/woodland thereafter is particularly lovely. In need of some light updating, there are also many opportunities for expansion/improvement (incl a huge loft).



The porch, unusually, has a side door entrance and the porch includes a nook to the side perfect for a small chest of drawers or a key table. Immediately opposite the entrance door, the cloakroom is mostly tiled, very neutral, and well lit by a front window facing onto the close. The hall runs towards the rear of the house, past a staircase upon which exposed timber handrails contrast neatly with white painted spindles. We do not usually mention the garage first! However, the door to the right of the stairs leads into a double garage space that is so generous we feel it is highly likely most people will convert part if not all to provide valuable extra accommodation.

To the left of the hall, the first of the living spaces is a well proportioned dining room, brightly lit by a large front window looking out over your own deep front lawn. The room is partially open via an arch to the rear, leading directly into a fully fitted kitchen with a double oven, electric hob, and a wide range of wall and base units, which culminate with a sink in front of the wide window affording a beautiful view down the lengthy garden. And there is yet more useful storage space provided by a utility/boot room next door that could also double as a dog lobby as the rear door opens into the garden.

Back across the hall, you enter the living room. Double glazed sliding doors to the rear make this a really lovely, light room, and it is generously proportioned to accommodate a very good sized suite. You can't avoid the pretty view down the garden from any angle, a peaceful and welcoming outlook. And opposite the sliding doors there is a fireplace.

On the first floor, the first of four genuinely double rooms is also the main, by virtue of having an ensuite shower room. The room is a good size, and it includes a very generous range of wardrobes and store cupboards covering the whole of one wall. Perhaps the greatest feature of this room is a fabulous view to the rear. Looking out across your own pretty garden, beyond that is nothing more than a small village allotment followed by fields and trees for many miles. Next door, the family bathroom is part tiled, and it includes a white suite with a shower attachment running off the taps.

To the left of the landing, another good size double bedroom includes that same charming view, and a double wardrobe is built in at the far corner. The smallest bedroom sits next door this time overlooking the close to the front. As everywhere else in the building, the proportions are very useful, and this room also has a fitted double wardrobe.





The largest of all the bedrooms is not currently ensuite, although if one wished to create such in this space it would appear to be possible. This room mirrors much of the double garage space below, hence it is a generous size. Seen here arranged as a mixture of bedroom, seating area, and office, it has been all things to all people at various points! And as with all the other bedrooms, it's fitted with wardrobe storage. Please note, we have included a photograph of the loft within this marketing as it is particularly large, hence may provide useful extra accommodation space. If you would like to investigate this further, please ask.

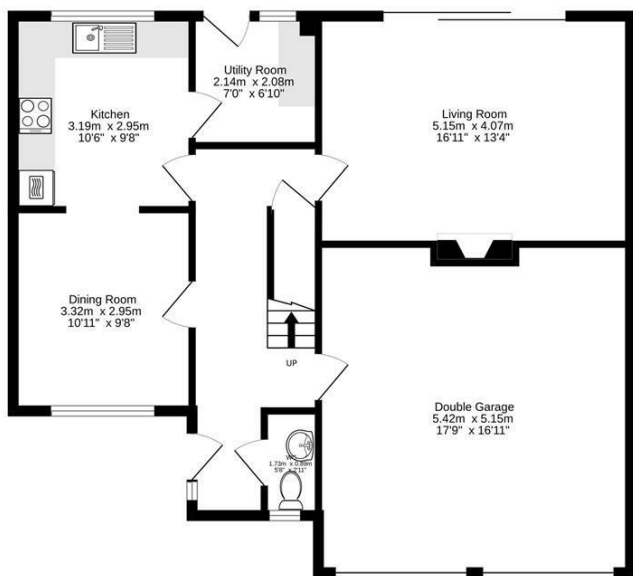
Heading outside, to the front of the house, there is driveway parking off street for several cars in front of the garage, with a broad area of lawn to the left that could provide extra parking, if desired. The path to the front door continues to the left of the house, running through a gate that takes you down the side of the house to the rear garden. Many years of careful maintenance have resulted in a really beautiful garden space. Large areas of paved terrace provide relaxed seating and dining space. A fence to the side, covered with climbing plants, hides the potting shed and partially masks the oil tank. Thereafter, the majority of the garden is a beautifully manicured lawn running right down to the far end, flanked on all sides by beautiful borders that are stuffed to the brim with all manner of flowers, shrubs, etc. It is a wonderful space, peaceful and welcoming.



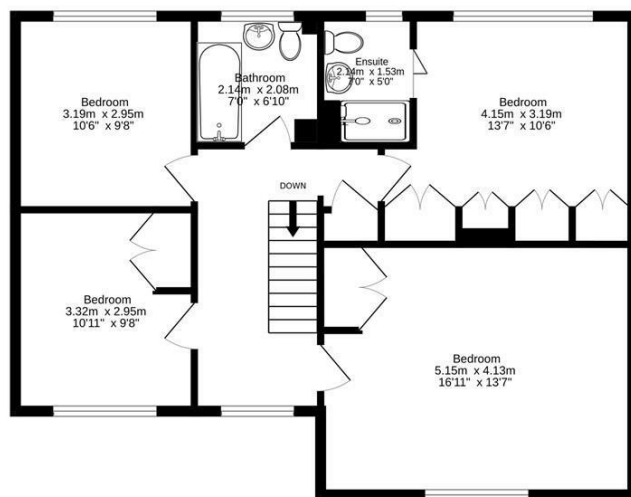
Material Information QR code:



Ground Floor  
83.0 sq.m. (894 sq.ft.) approx.



1st Floor  
72.7 sq.m. (783 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 155.7 sq.m. (1676 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 ©2025



#### 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>                            |                            | 76        |
| (55-68) <b>D</b>                            | 53                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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)

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.

