





17 Park Close, Kirtlington, OX5 3HR

Offers Over £650,000

**A splendid family house in a wonderful spot. A little dated but in excellent order and offering huge potential**

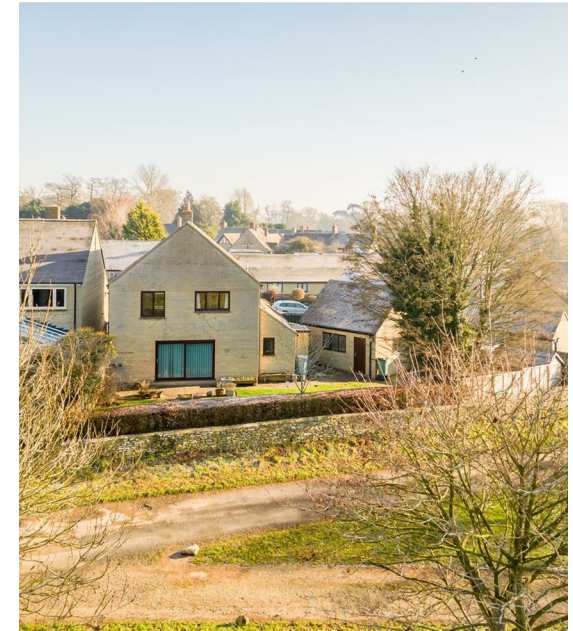
Over 1,900 sq ft of four bed detached house plus detached double-height double garage, overlooking wonderful paddock land and countryside. Huge potential for remodelling/updating/extending including into the huge loft space, and NO CHAIN.

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).

Park Close is a delightfully quiet spot tucked away just off North Green. This particular house sits in the far corner with the most sublime and peaceful views over the allotments and paddocks that edge the village as it rolls out into open countryside. The gentleman of the house was an engineer and fine quality carpenter, and it shows as the house has been exceptionally well maintained over the decades. Hence while it is dated, it would be an easy "rolling restoration" if the new owners wanted to live in the house while modernising. The rooms are light and well proportioned, with obvious scope for changes such as amalgamating the kitchen and dining room. But in addition, the garage is detached with a large mezzanine level above, and this gives significant potential either for conversion to further living space, or potentially replacing it with an extension (subject to permissions).

The front door is accessed under a useful open porch. Once inside, straight ahead of you is the utility room. It's a good size, and also bright with a large window and glazed door on the left, and units run down the full length on that same side. The size is generous, but feels even more so as there is a vaulted ceiling overhead. And at the end of it is the cloakroom.

- Wonderful views & quiet close
- Bathroom plus cloak room
- Dining room
- Masses of potential
- Kitchen plus utility room
- Detached garage & driveway
- Four beds & en-suite shower
- Living room with fireplace
- Lovely gardens to rear



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Back to the hall, it broadens to become wide, and bright, with a pair of doors to the left heading to the living room. This is a great room, generously proportioned with glazed sliding doors to the rear that open onto the terrace, the garden, and the wonderful view beyond. And the wood burner in a red brick fireplace is a rather attractive focal point on winter days.

On the opposite side of the hall, the kitchen is dated but immaculate. A range of high quality timber units run round three sides, with the sink placed perfectly to provide a view across the peaceful close to the front. The boiler is housed in a cupboard on the left, and note the serving hatch next to it opens into the dining room. As previously mentioned, as the dining room is next door, there's opportunity here to create a fantastic and modern kitchen/day space.

Heading upstairs, there are four light bedrooms all of which are doubles. The main looks out to the rear of the house, with that lovely view of the countryside beyond. It is equipped with an ensuite shower room (no toilet included) and also a double wardrobe. Next door, another bedroom enjoys that same view to the rear, and this too is fitted with a cupboard. Two further bedrooms look in the opposite direction, out across the close to the front and back towards the village. And all are served by a bathroom that has been more recently refitted, and includes a shower over the bath.

Turning to the exterior, at the front there is an area of lawn on the right, then a paved pathway to the front door. To the left of this, the driveway is block paved and ample for perhaps four cars. At the rear, the detached double garage is vast, and unusually it is tall enough that there is a large mezzanine above it, already equipped with a floor and lighting, and there are windows on both floors looking out to the rear. This building would appear to lend itself extremely well to further conversion, perhaps home office, playrooms, annex or similar, subject to planning. If you would like advice on that, please ask.

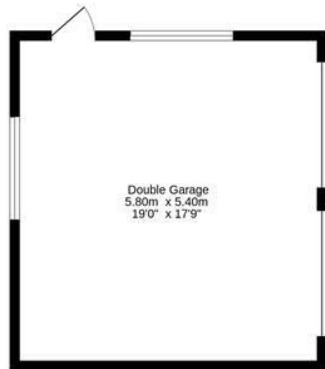
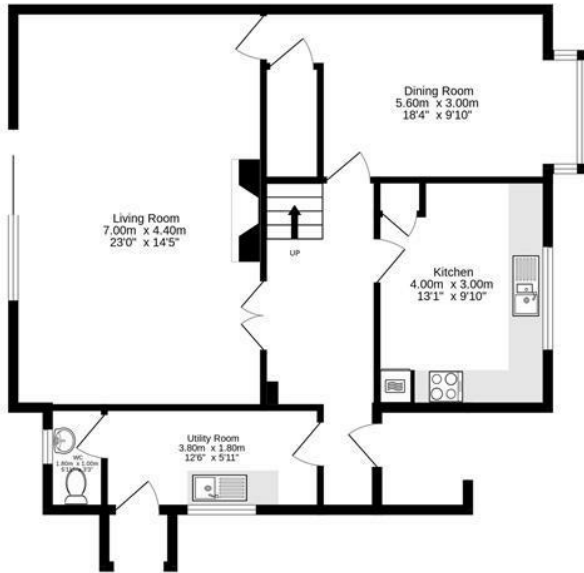
Between the house, and the garage is a small gate accessing a path. This runs to the rear of the house, turning right then becoming a terrace behind it. The garden is light and wide, running from behind the garage all the way across to the right of the house, bordered by a pretty beech hedge to the rear. It is mainly lawned, with various trees plus a few flowers/shrubs, and the outlook behind is fantastic with nothing but allotments, paddocks and trees behind you. A more peaceful setting you would struggle to find.

Mains water, electric, oil CH  
Cherwell District Council  
Council tax band E  
C.£2,600 p.a. 2022/23  
Freehold

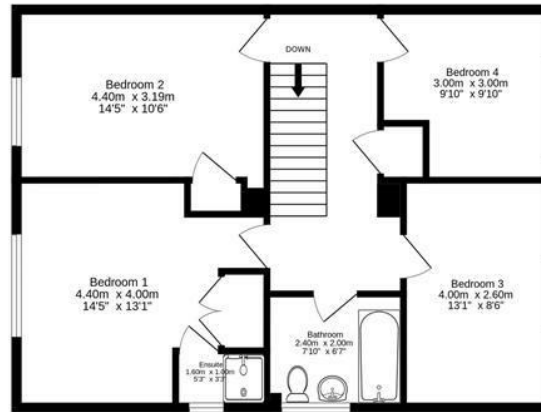




**Ground Floor**  
111.8 sq.m. (1203 sq.ft.) approx.



**1st Floor**  
65.3 sq.m. (703 sq.ft.) approx.



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**TOTAL FLOOR AREA : 177.1 sq.m. (1906 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.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

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