





The Nutlands, Bletchington Road,  
Kirtlington, OX5 3HF

Offers Over £1,000,000

**A rare chance to acquire a fine village house with great scope for modernisation and upgrading**

A wonderful G2 listed late Regency four bedroom villa plus annex flat totalling around 3,300 sq feet, in need of renovation/modernisation, set in a peaceful and mature plot of circa 1/3 an acre just a short walk from the centre of one of North Oxfordshire's most popular villages. 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 (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.

Built around 1820, The Nutlands is a proud and charming village house sitting in a wonderful, mature plot with South and West-facing gardens. It's tucked away from the village lane off a short gravel driveway, giving it a real feeling of peace and seclusion. The house has been with the same family for around 100 years, testament to its charm, and it is only now available as most of the family have moved away. There will be considerable modernisation and upgrading required, but the reward will be a delightful house that will cosset you and your family for generations to come.



A curving driveway leads up to the side of the house, with an ample spread of gravelled parking for a number of cars. The facade features a wonderful veranda that gently shades the south-facing ground floor windows in the summer, and good shelter from the rain and snow in winter. A central door brings you into a flagstoned hallway that stretches away from you into the heart of the house. To the left the dining room is thoroughly elegant, with a large sash window to the front and smaller window by the chimney breast that both combine to bring in great light as well as a view of the gardens to two sides. And the fireplace is a lovely central focus. Opposite, the living room is even larger, just under 27 feet in length, again double aspect with a pretty fireplace.

Further down the hall, stairs head up to the left, turning on a half landing with a window that brings in welcome extra light. Beneath them a door opens to stone steps leading down to a cellar that is quite extensive. The two rooms feel quite dry and are currently used as a great mix of storage and wine cellar. Further along the hallway, a utility/ boot room provides one of six washing/WC facilities. At the end of the hall, the kitchen is a fine space for daily life. One room created from two, it's a large room but as it retains support pillars from the original wall, there is a natural separation with a utility and prep space to one end, then a large dining area flanked by units and a range cooker at the other. This also connects to a generous conservatory that's ideally placed for a peaceful view of the garden. The combination makes it the perfect "day space" for a family.

To the rear of the kitchen, doors lead off to a further cloak room, then a large store room, on the left within a single story addition that also includes a door out to the garden adjacent to the conservatory. Opposite them the study is extensive - approaching 20 feet in length and partly partitioned as two offices. This also includes large windows looking out to the south across the parking, ensuring it's well lit. A staircase in the rear hall accesses the Annex above, set up as a rather useful apartment that could easily continue to be let separately as now, or it could be a teenage "den"/ nanny flat. A long landing accesses first a bright double bedroom, then shower room, and finally a kitchen/living room that looks out across the gardens.





Heading upstairs, the half landing previously mentioned hosts a shower room, and the stairs then run back to a broad landing accessing the bedrooms. All four are delightful. Large sash windows of a very Georgian style flood in great natural light. Even the smallest is a useful double, and all offer a pretty outlook over the peaceful gardens and surroundings. And all are amply provided for with two generously proportioned bathrooms to the rear, hence while not "en-suite" they are all a family is likely to need.

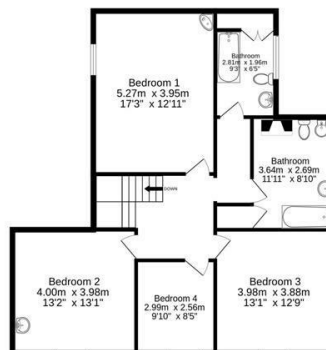
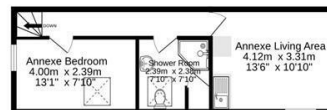
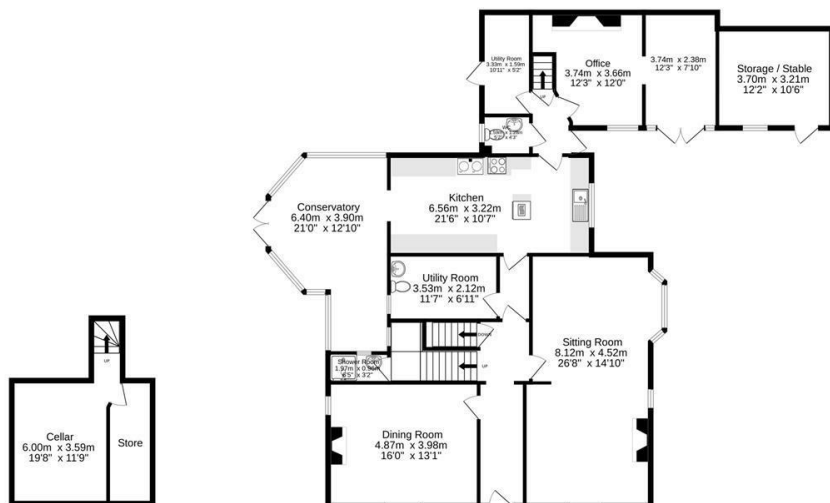
Outside, the gardens are a delight with a mix of broad lawns and terraces offering peaceful and inviting space just as perfect for entertaining as relaxing. The frontage overlooks a paved terrace, which flanks a veranda that's an equally useful spot in strong sunshine or rain from which to enjoy the outlook. Beyond this, the lawn runs across a broad expanse to a wall on the West, fence on the South, and the Eastern side is separated from the driveway by various flowers and shrubs. Round to the left, a small brick wall includes a wrought iron gate that leads into a further garden mixing mature trees and an ornamental pond with well stocked borders. It's beautifully secluded, with a lovely canopy of trees through which the sunlight is dappled across the lawn and conservatory.



Basement  
20.2 sq.m. (217 sq.ft.) approx.

Ground Floor  
180.4 sq.m. (1727 sq.ft.) approx.

1st Floor  
124.5 sq.m. (1340 sq.ft.) approx.



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TOTAL FLOOR AREA : 305.2 sq.m. (3285 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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Material Information QR code:



### 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>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (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 |           |

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