



South Green, Kirtlington, OX5 3HJ

Guide Price £985,000

What a delicious house... Size, great style, character, a real sense of fun, and a layout that can be all things to all people. Wonderful...

In the heart of the village, set back on the South Green, a thoroughly charming and sizeable (over 2,300 sq ft) detached period house offering stylish and flexible accommodation including annex, fabulous kitchen with vaulted ceiling, a 28 ft living room, 4 baths, and space for a garage/parking.

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, high quality pubs, lovely walks etc, to the swift access to Oxford, London and Birmingham with excellent road and rail links. 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.

Church Corner is one of the older houses in this historic village. Over centuries it has evolved to the point where in recent times our client amalgamated the barn and the house to form one sizeable, characterful, interesting and also very practical house. Everywhere you look the features we all love and so crave are still in place, from exposed stone to beams to working fireplaces. But in addition the modern additions have elevated its ease of use with style and panache. The whole property centres around a thoroughly splendid, bright kitchen/living space with a vaulted ceiling that brings the house together. What appears to be an unusual layout in fact works incredibly well. And being set well back behind the lovely green in the centre of the village puts it in a prime position from which to watch the village meander past, just a few minutes walk from open fields and Kirtlington Park's Capability Brown gardens. It's hard not to fall in love instantly with such a great house.

The entrance approaches from Church Lane, opening into the kitchen. The design of this linking extension has been executed brilliantly. A vaulted ceiling, complete with lovely timber trusses and large roof light windows, provides a feeling of light, air and positivity not generally found in a house of this type. A glass divider cleverly separates the hall from the kitchen to one side and to the other doors lead off to the annex as well as a cloak room with store cupboards. The kitchen is of a high quality, a range of elegant painted timber units providing generous storage and the composite work surface a long run of preparation space, with a Smeg range the central feature. This room provides ample space for the busiest of family life, easily accommodating a dozen or more chairs and a large table. And perhaps the most delightful feature is the side wall, which is entirely glass in an oak frame, overlooking the garden. Two sets of double doors open onto the terrace, ensuring garden dining is pretty much the norm all Summer. And even in the colder months it's a lovely place to watch the bird life. We have rarely seen a kitchen anywhere that is such a wonderful mix of practicality and style.

A door to one end of the kitchen leads into the living room. Two wide windows instantly provide a lovely view across the green, with window seats beneath from which to enjoy it. On the right the deep fireplace gives just a little clue to the real age of this historic house, with thick, hand-cut limestone uprights to either side. The wood burning stove is set slightly proud to ensure the maximum heat transmission into the room, and a useful by-product of this is the generous amount of storage to the sides for firewood. At 28 feet wide this is a wonderful space that could host all but the largest of suites, and with another set of glazed doors to the rear, like the kitchen it integrates easily with the garden. Note, to the left there is a deep cupboard under the delightful curved stair.

At the other end of the kitchen the annex offers more of the same. The living room is large and double aspect, with a pleasant brick fireplace the cozy central feature. Light and bright, it is also exceptionally well proportioned, and there is a kitchenette fitted to the rear. Beyond a further door, the bedroom is a good double and just off-square, cleverly including a glazed door to the side to allow separate access if desired. A partition to the side hides the bathroom which is modern and pristine. Above the annex, another large room comes equipped with a further kitchenette and an en-suite shower room, all within a lovely vaulted space with exposed roof trusses. The access to it is currently via an external staircase, however there is potential to integrate it with the annex beneath if desired.

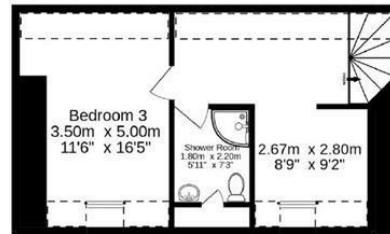
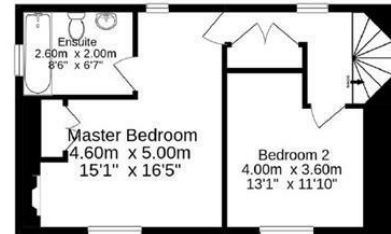
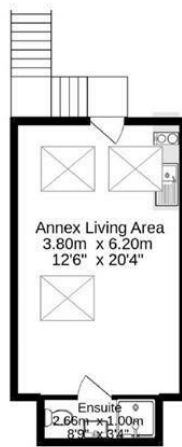
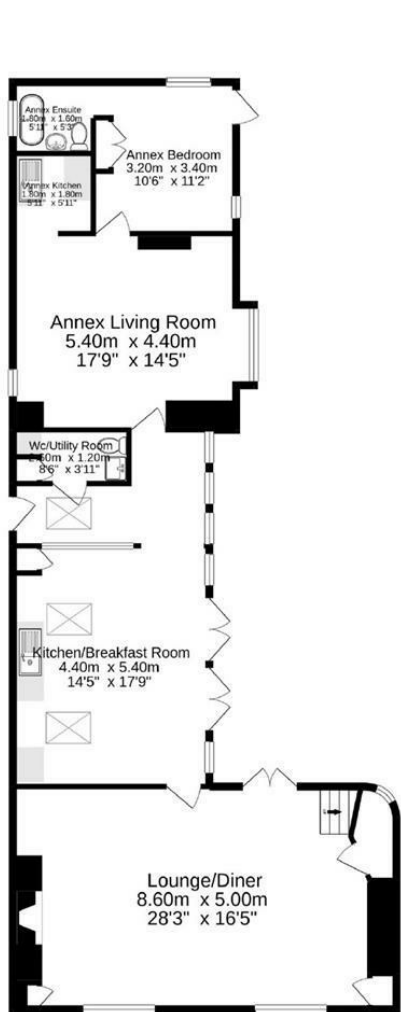
Returning to the main stairs, the curved design is typical of houses dating commonly to the 17th and 18th centuries. However, unlike most this one is wide and the treads are quite shallow, hence it is easier to use. It leads to a landing off which the first two double rooms are to be found. The master bedroom is a delight. Overlooking the green, the generous space includes a large built-in wardrobe and pleasingly the room still retains a period fireplace. In addition there is an en-suite which, unusually, hosts a bath. It is fairly unusual for us to describe a bathroom as having character, but this one has! The combination of Art-Deco-inspired tiling and a classic white suite gives it a certain panache. Next door, a further double room is only a little smaller. Providing ample storage for both is a large cupboard on the landing. Carrying on up the stairs, the roof structure becomes visible and clearly demonstrates the fact the house was once thatched. Thick timbers frame a characterful top floor with two rooms, the larger of which is a good double and includes an alcove perfect for building in storage. The smaller is currently open to the rest of the landing for convenience as it is used as a dressing area/ study etc; enclosing it is a straightforward task if desired. Serving the pair is a shower room.

Outside, the plot is more generous than immediately apparent. To the front the house sits back from the green behind its own lawned border. To the right a gate leads through to the terrace via a path. To the left side a pleasant mix of

- Delightfully renovated, extended
- Vaulted kitchen/day room
- Lovely private gardens
- Up to six bedrooms
- Annex with kitchenette & bath
- Space for garage/ parking
- Or up to four receptions
- Separate bedroom suite/ office







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TOTAL FLOOR AREA : 217.4 sq.m. (2340 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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01869 343600

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