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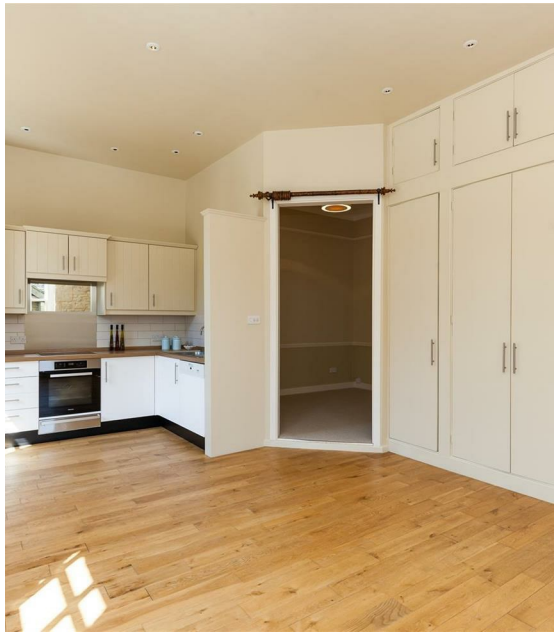
The Brew House West Wing, Kirtlington, OX5 3JN — £1,300 Per Month

The most serene, quiet spot amid gorgeous parkland, perfect for getting away from it all.



A piece of history. A delightful studio apartment, ideal as a pied-a-terre, recently refurbished, in the West Wing of the Kirtlington Park set in 400 acres of fabulous parkland. Bright and roomy, quiet and peaceful. Available 7th March, Unfurnished.

Kirtlington needs little introducton locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. A pint and delicious locally grown produce in the Oxford Arms or Dashwood. Beautiful walks by the canal, or through the old quarry. A fine First school that attracts families from far and wide. And with Oxford, Birmingham and London easily accessible via road and fast rail services, the mix of charming village with city access is perfect.

In 1741 Sir James Dashwood commissioned designs for a new mansion on his estate, to be set in a clearing made in what had previously been known as the Great Wood, a wood of oak and Spanish chestnut. The house was ready for occupation by 1746 and the gardens were initially influenced by the then Royal Gardener, Thomas Greening, with Lancelot "Capability" Brown then commissioned to design and execute another of the wonderful landscaped yet seemingly organic designs for which he is so well known.

Extending to circa 400 acres, the parkland that cossets the house is exquisite rolling pasture punctuated by mature trees. Initially the house is hidden from view when first entering the park, but as you top the rise suddenly the Palladian mansion appears with all the grandeur expected. As you draw near the frontage, just before the driveway turns to gravel it splits. Curve round to the right and the drive circles round a central planted bed, with allocated parking ranging round the sides flanked by a mix of 18th century stone walling and mature hedges/trees.

As you admire the delicious Georgian facade, scan right and you'll see an opening with several steps up leading to a courtyard. As you enter, scan left and the apartment entrance is a beautiful timber door flanked by a pair of elegant sash windows. Once inside, the historic origins of the house are plain to see, and utterly charming. The living space is huge for a studio apartment. A beautiful polished oak floor compliments the timbers above the windows as well as their rather lovely window seats, each a perfect spot from which to enjoy the peaceful view outside. The windows are framed by original exposed stone walls, perfect for the style and origins of the building.

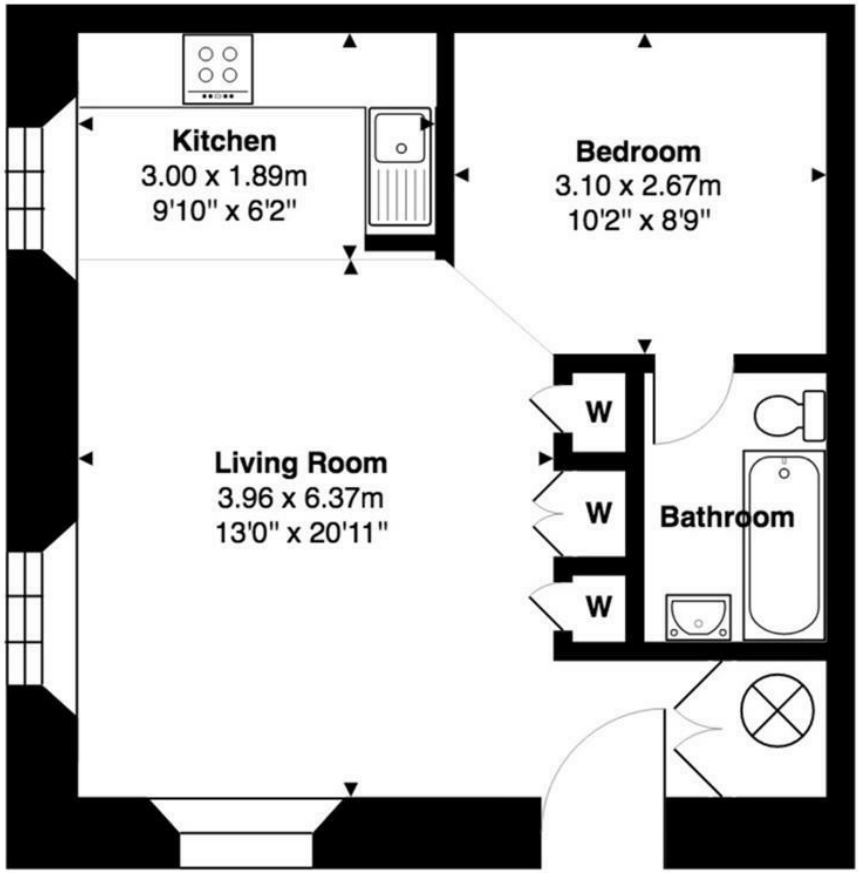
This is ample space for a large suite including a table if desired, and the room feels far larger than its already considerable proportions as the ceilings are so high. This also has the advantage, along with the large windows, of making it a light and positive space in almost any weather. To the rear, the kitchen is both high quality and cleverly executed. Cream units and contrasting timber work surfaces are timeless and stylish. Fridge/freezer, washing machine, oven and hob, and even a dishwasher, are all fitted, alongside a good range of useful store cupboards. And the fitted cupboards continue across much of the right hand wall, providing a very generous mix of wardrobing and shelving. This also has the advantage of removing the need for storage in the bedroom.

Next door, the bedroom is a generously proportioned double by most standards. The style is as elegant as elsewhere; cornicing, picture rails etc all frame the space in an attractive fashion. And the bathroom is en-suite to the side. Immaculately finished, it's presented in superb order, fitted to a very high standard and including a suite that's a perfect mix of classic and modern fittings.

Outside, the courtyard is shared only between this apartment and one other, hence there's more than ample space for peaceful summer dining or just a quiet moment with a good book! And the wider park itself offers sublime walks amongst ancient trees, with the walk back to the main village barely ten minutes. There are few better locations.

Mains water, electricity, electric CH, Septic Tank
Cherwell District council
Council tax band B
£1,897 p.a. 2025/26
Unfurnished

- Delicious Georgian parkland
- Open plan living space
- Pretty courtyard garden
- High ceilings, tall windows
- Spacious double bedroom
- Sublime parkland surrounding
- Wonderful condition
- Stylish en-suite bathroom
- Parking adjacent

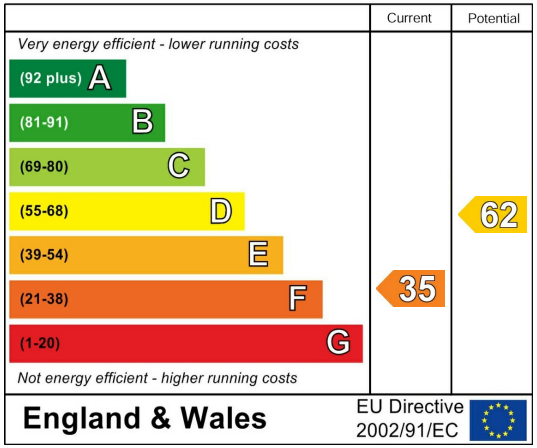


Total Area: 39.6 m² ... 426 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

Material Information QR Code:

Energy Efficiency Rating



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