





Sherborne House, 3 Foxtowns Green,  
Kirtlington, OX5 3JW

Guide Price £1,250,000

**One of our favourite houses in this delightful village. The complete package with a wonderful feeling of space and welcome.**

A wonderful, stone-built family house in very good order. Nearly 2,800 sq ft of bright, welcoming living space set in a quiet plot of approaching 1/3 acre with mature gardens, gated driveway & garages. Six bedrooms, three bathrooms, two receptions, kitchen/breakfast room & utility.

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 popular pub, community store 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).

Sherborne House has been in the same family ownership for thirty years. The epicentre of family life, it has been gently improved, extended and exceptionally well cared for throughout. It's a particularly welcoming house, with excellent natural light. It has a relaxed feeling about it. It's also immensely practical with ample proportions and a great flow.

And the outside impresses us just as much. The house sits in a plot which is just under 1/3 of an acre, with a generous driveway and shrubbery area at the front. The property has an appealing stone facade with a traditional open oak porch providing a pleasant entrance to the house. Behind the house lovely, mature gardens centre around a broad lawn, flanked by various seating areas, planted beds and even a dedicated veg garden behind a beautifully sculpted hedge. As a complete prospect for a family looking for a space to grow and thrive, there are few better.

The front door opens into a bright hallway, with light coming in from all directions, giving an instant feeling of positivity. Ahead of you, the stairs are elegant, with simple white spindles that contrast perfectly with polished wood banisters and post tops. The tiled floor is both practical and attractive, a surface that continues seamlessly through the dining room and kitchen. Heading right, the living room is bright and spacious with a wide window overlooking the front garden, and most of the rear is glazed with a mix of floor to ceiling windows and a pair of French doors that access the rear terrace. An efficient jetstream fireplace is fitted over to the right, and opposite a pair of doors open through to the dining room.



Beyond them, the dining room is very inviting. The extension to the rear has transformed the room, with a vaulted ceiling flattering the space still further. Glazing right up to the eaves, with windows and more French doors on either side flood light throughout the room and invite the garden inside. It's such a good space that a sofa and various easy chairs to the rear leave ample room for a large table and several other cabinets. Family Christmases in here must be a lot of fun!

To the left of the hall, the kitchen is practical, and well appointed. Another wide front window amply lights the breakfast area, which hosts a table and six chairs with ease. Towards the rear, a peninsula links to units running down the right and to the rear of the room, with more cabinets opposite wrapping a space for a US style fridge. The contrast of real wood units with a light stone worktop top is pleasing and attractive.

In addition, the utility room to the side is a useful size and offers room for an extra fridge and freezer plus plumbing for a washing machine, alongside another sink, and more storage. It's the perfect boot room, dog's lobby etc next to a door out to the garden. From here the cloak room completes the downstairs accommodation. But there is also a door into the garages, one full sized space and a linked smaller room providing very handy bike storage etc.

Heading up to the first floor, a lovely, broad landing is so generous that there is room for bookshelves, an easy chair, table, whatever you require, ranged around a wide front window. On this floor there are four bedrooms. To the front, two similar, well-proportioned double bedrooms are currently used as studies, with a peaceful outlook over the front garden. At the rear, one double room offers a generous bank of fitted wardrobes, leaving plenty of space for a large bed and other furnishings. In addition, the rear window offers the first glimpse of the delicious view across both your own garden and the pony paddocks and fields beyond.

Opposite, the main bedroom suite is particularly generous. At the entrance, an ensuite shower room includes a white suite and also an airing cupboard; and the walls are part-tiled for practicality. Thereafter, the bedroom broadens, offering an inviting space of quite some size. Multiple windows to front and rear make this a delightfully light room. A range of cupboards and wardrobes cover one wall, leaving nearly 20 feet of space that easily accommodates the largest of beds, bookshelves etc. Roof eaves flanking the dormers give this room a real sense of texture and character, completing the feeling of a room that's much more than just a bedroom. Completing this floor, a good sized family bathroom contains both a bath and separate shower.

Our clients were responsible for converting the top floor as their family grew, and the execution of this has been beautifully done. The style of the original staircase was continued upwards, reaching a landing over which a roof window continues that theme of great light. Both bedrooms are really well proportioned and bright. In both cases, store cupboards and wardrobing are fitted, making the dimensions more efficient. Both offer an even better view than downstairs, this time to both front and rear! Velux roof light windows look over the roofs and trees of neighbours towards the front. And to the rear dormer windows offer the most captivating view for some miles distant. The two bedrooms share a cleverly fitted bathroom between them, modern and smart with a bath nestling under the final dormer window.





Outside, there is much to enjoy. The house sits at the end of a tiny cul-de-sac, hence there is no passing traffic. A simple five bar gate encloses a generous, tarmac driveway with ample space for a number of vehicles in front of a pair of garage doors. This is surrounded by various hedges, shrubs and trees, forming a very pleasant first impression. To the left of the garages a door opens onto a well built wooden storage area with a clear perspex roof, offering generous storage space the full depth of the house..

A further door at the rear opens onto paving with a pergola that is host to a delightful mature climber, next to a greenhouse. Thereafter the terrace is broad, running across the whole of the rear of the house, with many places to sit and relax, perfectly formed for summer dining and barbecues.

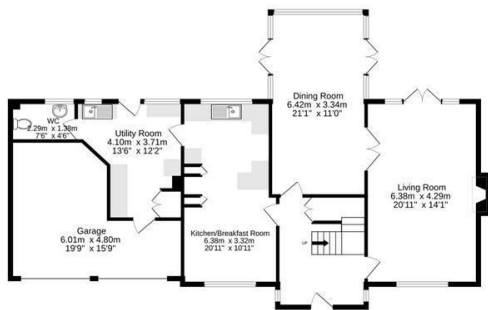
The broad lawn is flat and well maintained, it's also dotted here and there with various trees, giving the whole space a very natural, relaxed feeling. The border meandering down the right side is a profusion of different plants, a riot of colour at all different times of the year. And at the far end a beautifully fitted, circular terrace is a peaceful spot to catch the sun at any time of the day. On the left side, an immaculately manicured hedge also forms an arch into an area with a shed and all manner of planters, the venue for any industrious gardener! And from this point, looking back up the garden your impression is of how fine the whole of experience of this house really is - quiet, peaceful and relaxed



Material Information QR code:



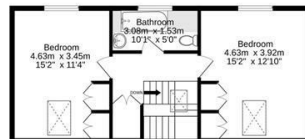
Ground Floor  
115.6 sq.m. (1244 sq.ft.) approx.



1st Floor  
94.1 sq.m. (1013 sq.ft.) approx.



2nd Floor  
48.4 sq.m. (521 sq.ft.) approx.



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TOTAL FLOOR AREA : 258.1 sq.m. (2778 sq.ft.) approx.

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### 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 |           |

to discuss this property or to arrange a viewing please call, or drop us a line  
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