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Cridland
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SPIRE & SHIRE

6 Kyte's Place, Kirtlington, OX5 3HN

Offers In Excess Of £375,000

Much charm, very pretty and including a detached purpose-built office, located in a village considered one of the best in North Oxfordshire

CHARMING CHARACTER COTTAGE WITH DETACHED OFFICE, overlooking the village green. Living room with fireplace & window seat, kitchen/ breakfast room, two bedrooms, plus a large outside office with power, phone, heating & internet in the generous garden, & two stone sheds also with power. NO CHAIN.

Kirtlington needs little introducton locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. Try the walks through Capability Brown's gardens in Kirtlington Park, or through the woodland in the old quarry; have a pint in the Oxford Arms or Dashwood. Then check the travel time to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Frequent bus services to Oxford, Kidlington, Woodstock etc are available from a stop just yards away, and the walk to the school, shop and pubs is just a couple of minutes. There are many reasons to live here. But its all-inclusive ethos, sense of vibrancy and spirit makes Kirtlington the sort of place people rarely want to leave.

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Beverley Cottage is a pretty, period stone house of the type most often associated with North Oxfordshire and Cotswold villages. Originally dating back to the eighteenth century it features many throwbacks to that period ranging from oak lintels to a window seat in the siting room. It has been gently upgraded over the years hence today it is offered in good condition, light and bright with a very peaceful feeling about it. What is more, the house features the two unusual advantages of a large glazed timber home office in the garden, and a pair of stone sheds (with power) ideal for generous storage. Combine all this with a stunning view over the green and it's a very tempting prospect.

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The main door opens into an internal porch, handy for coats and boots, with double doors entering the living room. This is well presented, comfy and roomy with a fireplace to one side that currently contains a gas powered fire (wood burner style) but above which is a chimney breast so we believe this could be reopened for an open fire. To the front there is also a window seat, affording the luxury of a cozy seat from which to enjoy the lovely view of the green. The stairs are off to the left with a large space underneath that could be enclosed to provide a cupboard if desired. Behind, the kitchen is also a very good size with a generous range of modern units running round two sides with space for washing machine, dryer, fridge etc and there is also a useful space that naturally lends itself to housing a dining table. As is typical for this era of cottage, the bathroom is at the rear of the house downstairs, with a modern suite that includes a shower above the bath.

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Upstairs is attractive. Both bedrooms are a decent size, with the master in particular a generous double that also features the unusual addition of a walk-through shower room leading to a wc. It overlooks the green to the front through two windows hence there's great natural light. The second bedroom is amply able to accommodate a double, and the proportions lend themselves well to installing a large wardrobe if desired.

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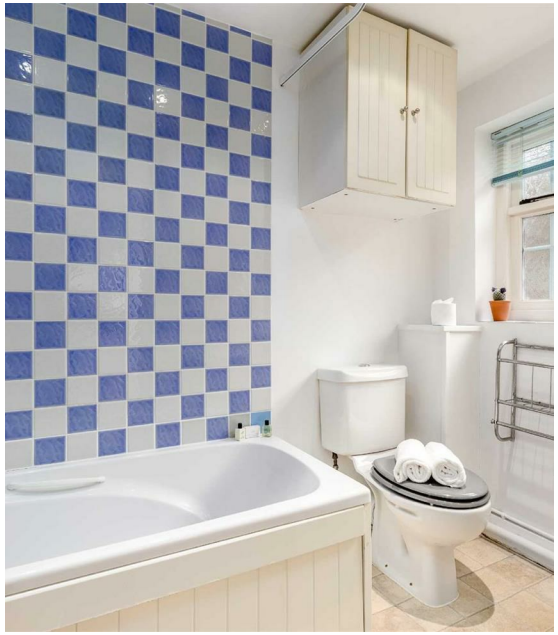
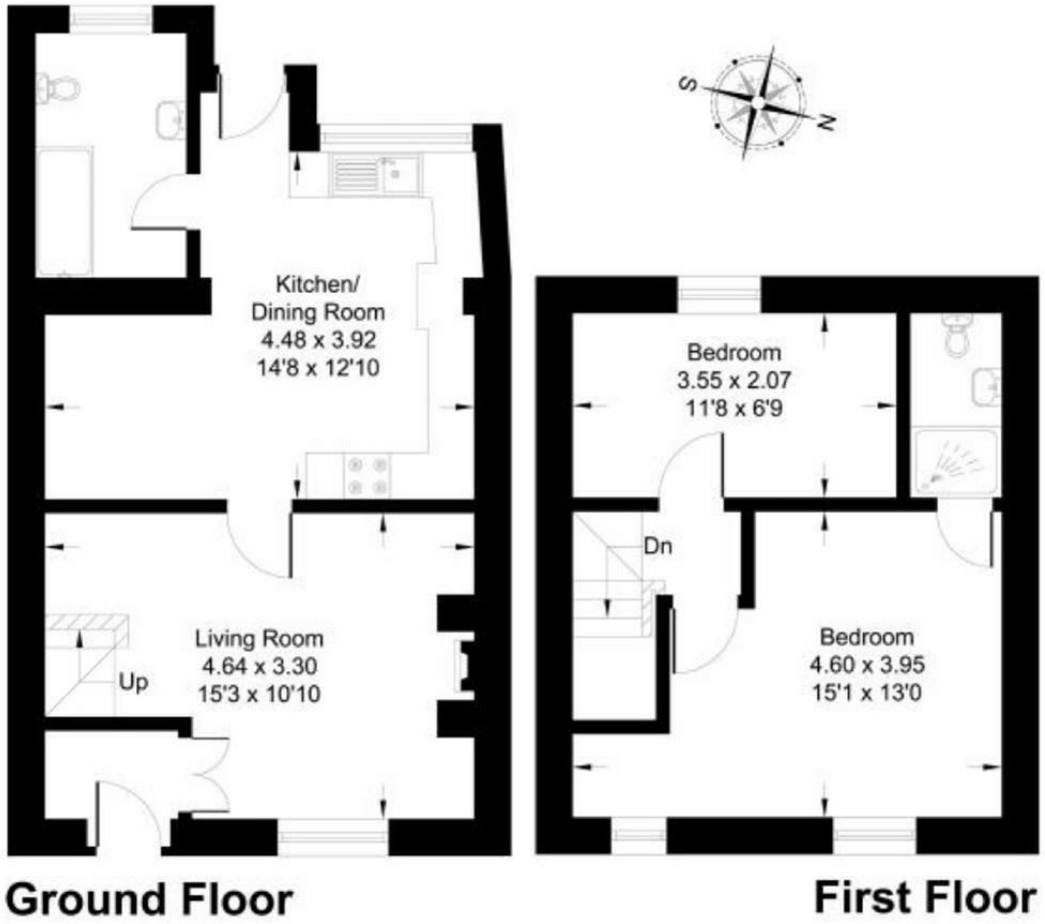
Outside, the front is enclosed by pretty railings. Behind the house is typical of an old village setup! A sunny courtyard, which has an access gate to the side, leads to a path that runs round to two stone sheds, both with power, and onwards to the garden. This opens up into quite a large space that includes a bright and airy double-glazed summer house with electricity, heating, telephone and internet that the vendors use as a mix of home office and guest bedroom. Various trees, borders and planters flank a lawn that is bisected by a gravel path. There is also a seating area to one end. In all, it's a pleasant, quiet and open space.

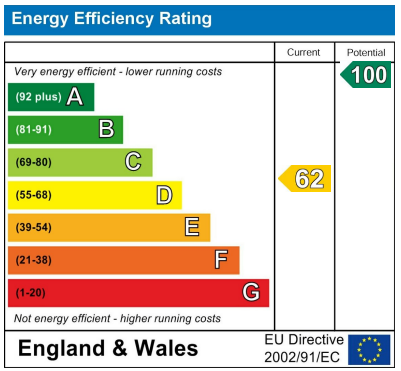
Mains water, electric, gas c.h.
Cherwell District Council
Council tax band D
C.£1,850 p.a. 2020/21

- Fab village location
- Reception with fireplace
- Extensive garden space
- Well presented throughout
- Modern fitted kitchen/ diner
- Home Office in the Garden
- 2 well proportioned bedrooms
- Bathroom and ensuite



Approximate Gross Internal Area = 62 sq m / 664 sq ft
Total = 62 sq m / 664 sq ft





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