



South Green, Kirtlington, OX5 3HJ

Offers Over £900,000

**This glorious house is a hidden gem in this popular village. It offers a vast and flexible living space that could suit any family and their requirements.**

The approach past the war memorial leads down a wide gravelled driveway, offering plenty of parking for easily half a dozen vehicles. While pretty, the facade gives little hint of the large house behind. The garden gate to the left leads into an elegant and walled garden mainly laid to lawns, which connects to the large annex bedroom and the kitchen. On the right, the gravel parking runs round into an area surrounded by stone walling and various trees and shrubs. A further gate accesses the more formal garden that includes a range of herb planters as well as a secluded terrace.

The main entrance is immediately interesting with a gentle curve above a wide and part glazed front door. This leads into a pleasant entrance hall with a tiled floor, for scale its large enough for a twin buggy with room to spare for the shopping! On the right the first of several living rooms is a lovely, characterful space. The three-window bay to the front is large and attractive as well as providing great natural light, and looks out across the front garden. Gently patinated timber floor boards and a Victorian fireplace give this room great character. Next door there is a cloakroom. The two remaining doors both enter the open-plan heart of the house.

On the left, a large dining/ breakfast room is well proportioned, with elegant Victorian windows to the side and the same patinated timber floor as the front reception. On the right the kitchen is a very generous space, large and fitted with timber units and a range cooker over a tiled floor. Another door leads into the utility room which incorporates a sink and plumbing for various white goods, as well as yet more storage cupboards, with a door out to the garden. Behind the kitchen is another delightful sitting room, flanked on both sides with glazed double doors and further windows. These connect into the gardens either side which include paved areas, and one of which wraps around the house to lead back to the front garden. It's a lovely and generously proportioned space that could equally double as formal dining area or a sitting room. To the rear, the corridor narrows and runs past an airing cupboard to a bathroom alongside which is the first of four significantly sized bedrooms. This is the smallest, amply accommodating a King size bed with room for wardrobes, easy chairs with room to spare.

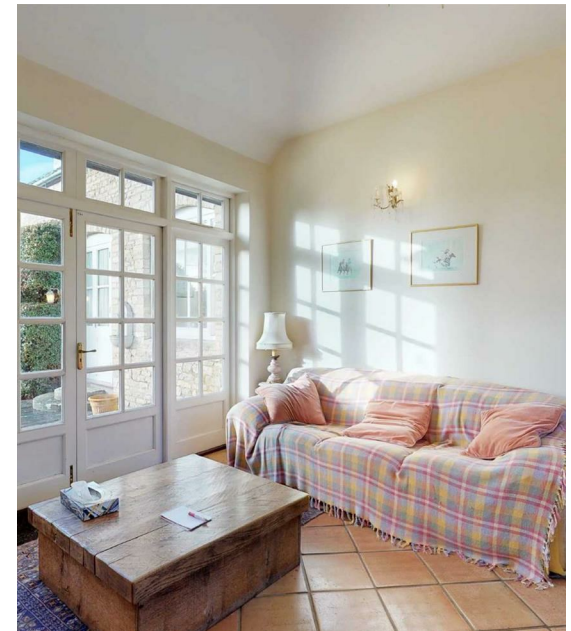
Continuing on from the same area, to the left there is a large sitting room with fireplace. Doors to the left lead out to what could be termed the annex. A separate entrance door leads into a vast hallway off which are stairs. The boiler room beneath them contains a modern pressurised tank, and two boilers are employed to ensure efficiency. A bedroom downstairs to the left is exceptionally attractive, large and light, including two wide sash windows, one of which features a window seat. Adjacent to it is a modern bathroom as well as a further room currently used as a kitchenette but equally could be a walk-in wardrobe.

Upstairs, off the half landing the bathroom is appealing with its low panelling and a vaulted ceiling which also features an exposed beam. The landing above is such a good size it currently hosts a chest of drawers and easy chair, and with a heritage roof window above, there's lots of light even on grey days. The bedrooms to either side are a delight. To the right, a vast double is open to the eaves, with roof trusses in view. A range of wardrobes is fitted to one wall, but they are dwarfed by the scale of this room! Opposite, a similar room is equally attractive with the same exposed timbers. Both also feature exposed stone and roof light windows, which exhibit great character and appeal.

Outside, the space is pleasant and well planned. The gravelled driveway is large by most standards, easily able to accommodate six cars and more. To the right a stone wall curves round, providing a large degree of privacy, and to the left another stone wall encloses one of the gardens. The whole facade is delightfully mature and softly landscaped with a wide range of shrubs, flowers and hedges. A gate to the right leads to a path that runs out to the terraced garden behind the kitchen, a wonderful and secluded seating space next to the patio doors which lead into the family room. To the left of the frontage, an attractive lawned garden is fully enclosed with another access to the family room on the right as well as the annex door. The vendors have always found this layout a delight to use in the summer especially as it invites the outside space in, a wonderful venue for parties and meals with family and friends.

Mains water, electric, gas c.h.  
Cherwell District Council  
Council tax band G  
£2,977.75 p.a. 2018/19

- Well proportioned and light
- Kitchen & breakfast area
- Ample gravel driveway
- Four large bedrooms
- Two family bathrooms
- Two garden areas
- Huge main reception
- One en-suite



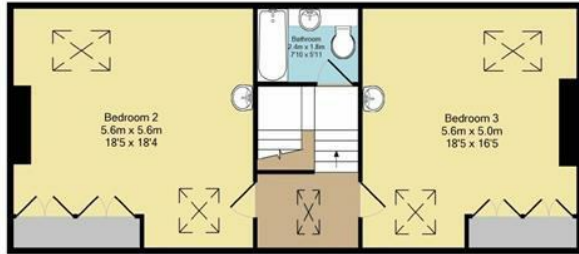




Ground Floor  
Approx. Floor Area 201.6 Sq.M. (2170 Sq.Ft.)

Total Approx. Floor Area 272.5 Sq.M. (2934 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by [www.sangiles.co.uk](http://www.sangiles.co.uk). Made with Metropix 02/13



1st Floor  
Approx. Floor Area 71.0 Sq.M. (764 Sq.Ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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