





Little in this village can touch this house for its mix of good space, flow, location, and reasonable price.

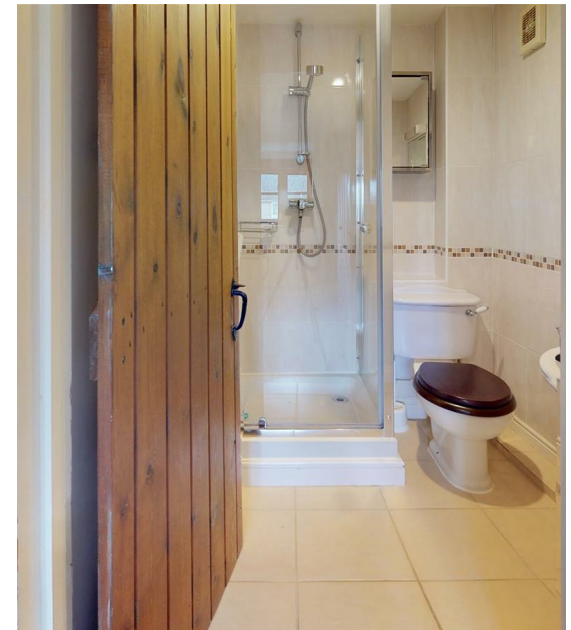
A pretty stone cottage with surprisingly good energy efficiency. Four bedrooms (one en-suite) and two receptions, sitting in the heart of the village. Good condition throughout, very well proportioned and includes parking for three cars. High energy efficiency, and NO CHAIN.

Kirtlington needs little introduction locally. It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons. The great local primary school also feeds through to an excellent C of E secondary in Woodstock (with private schools also within easy driving distance). Two high quality pub/restaurants provide great food and drink. Close road and rail links (40 mins to Marylebone from Bicester North - 6 miles away) provide immensely easy commuting. The old stone quarry by the canal, plus the Capability Brown gardens of Kirtlington Park, offer lovely walks etc. But for many, it's the community with its all-inclusive ethos, sense of vibrancy and spirit that makes it the sort of place people rarely want to leave.

Vallandry is one of just a handful of pretty modern stone cottages built in a traditional style in the Nineties on the site of the original Kirtlington garage, and it is the only one that is detached. The house has been immaculately cared for, and includes good quality fittings as well as pleasing details such as ledge and brace doors with traditional latches. With four bedrooms at such a reasonable price, it would seem equally suitable to downsizers who want Grandchildren to stay (but not too often...) or a young family looking for space on a budget in a premium location. Either way, it's a fine house in the centre of the village that will look after you for years to come.

A sturdy timber door leads in to a pleasant hallway with a laminated floor. Head right and the kitchen is surprisingly roomy, with a comprehensive range of high quality wood units running round two sides. The stainless 1 1/2 bowl sink sits in front of the window, providing a place to watch village life travelling by and a view of both the pretty front garden and the lovely stone cottages opposite. The Bosch oven and Ariston four ring gas hob are both modern, and under the counter there's space for a fridge, freezer and a dishwasher as the utility room to the rear features a spot for a washing machine - as well as another sink and further storage.

- Very energy efficient
- Separate dining room
- Good quality kitchen
- Four light bedrooms
- Bathroom plus ensuite shower
- Pretty front & rear gardens
- Large living room with fire
- Utility room and cloak room
- Parking for three cars



Vallandry South Green, Kirtlington, OX5 3HJ

Guide Price £500,000

Back to the hall and to the right the cloak room is simple and immaculate with a white suite. Opposite, the dining room is very well proportioned and includes that same view over the front garden and beyond. NB if a more open-plan living style was your preference, this and the living room next door could likely be combined. But as it is, the living room is already a great space, extending to circa 23 feet in length. It's a considerable space, made to feel even larger by the generous level of glazing to the rear, including double doors to the garden, that flood in natural light as well as accessing the garden.

At the top of the stairs, the landing leads to all rooms, and the hatch above your head accesses a good sized loft. Even the smallest of the four bedrooms can operate as a useable double, although we suspect most will use it as a child's room or study/office. Bedrooms two and three are very useful doubles, with dimensions that would lend themselves well to building in wardrobes and the like if desired. And the main bedroom is very well fitted with a pair of double wardrobes adjacent to a window that looks out across the front garden. It is equipped with an en-suite that's exceptionally well presented and includes tiling to three walls and the floor, with a cubicle that also features a thermostatic shower. Serving all, the main bathroom is similarly well presented, this time including a bath with shower fittings and a screen.

Outside, the house sits well back from the road. To the front, a pretty border of shrubs and flowers separates the frontage from the roadway. Behind it a lawn runs up to the front path, dotted with several trees as well as a hedge to the right. The open porch and front step are flanked to both sides with more shrubs including some lovely flowering climbers. A gate to the right accesses the path to the rear garden, running down past the utility room door. The rear garden is delightful, mainly laid to lawn with secure close board fencing that ensures it feels really private. A wide range of plants provide an ever-changing outlook throughout the year as well as attracting a great diversity of birds. And the terrace behind the house is a great sun trap for summer dining. The gate in the rear fence leads out to dedicated parking for just these few houses, with this property owning three parking spaces of its own.

Mains water, electric, gas CH
Cherwell District Council
Council tax band E
£2,558 p.a. 2022/23
Freehold





Approximate Area = 1089 sq ft / 101.2 sq m
 Limited Use Area(s) = 71 sq ft / 6.6 sq m
 Total = 1160 sq ft / 107.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice

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