





A beautiful family house in a private road with semi-professional equestrian facilities including a manège is a unique event in this area.

A well-proportioned village house set in 3 acres, including paddocks, a manège, stables and field shelters, landscaped gardens, plus a swimming pool. The house is set in a private road just a stone's throw from the Kirtlington Polo ground. Soho Farmhouse, London road/ rail links and exceptional schools are all nearby. A rare find.

Kirtlington is one of the most popular places to live in the county. A vibrant village with a good community, locally there is a village school, a shop with Post Office, one pub/restaurant, a further Johanssens & AA rated hotel/restaurant, and a fine church dating to Norman times. Within a short walk Kirtlington Polo ground and Kirtlington Golf Club are further attractions, quite aside from the many canal side and woodlands walks nearby. Travel to Oxford, London and Birmingham couldn't be simpler by either road or rail (c.40 mins to London Marylebone, and 6 miles to Junction 9 M40), and there are frequent bus services. For further information about the village please visit en.wikipedia.org/wiki/kirtlington.

The Paddocks has been in the same family ownership for a generation. The house is wonderful, beautifully presented throughout having been continuously upgraded throughout our clients' ownership, with great light, elegant decor and a natural flow. Fine landscaped gardens include a wonderful swimming pool complete with pool house and a lengthy lawn. Built in the Seventies, the house included the generous garden from the outset. However, soon afterwards the owners were able to purchase the paddock land running behind the neighbouring houses, complete with its own dedicated vehicular access from the edge of the village - directly opposite the Chesterton Road and just a few hundred metres from Kirtlington Polo ground. Stables have been constructed along with a tack room, and electrics and water have been fitted. Spacious family houses, in good condition, with land and including separate access simply do not come up in this village, hence it's a unique opportunity.



The entrance to the house comes from the private road, via the in-out driveway and under an oak-framed porch. The first view of the hallway instantly sets the tone of the quality found throughout the house. Kardean flooring in a traditional herringbone pattern has been laid, providing an attractive and hard wearing surface that continues through most of the downstairs. From every corner there seems to be natural light, which instantly promotes a feeling of positivity. And practicality is well served with a large storage cupboard ideal for coats and boots etc. The stairs rise to the left, and on the right the study is well proportioned and cleverly positioned away from the main living spaces, also overlooking the peaceful front garden. To the left, the sitting room is a wonderful space. At 23 feet in length this is a large room by most standards. However, being double aspect, including glazed doors to the terrace at the rear and further glazed doors into the dining room, it feels even larger. It's stylish and well planned, with clever touches including floor-mounted sockets for side lights and picture lights either side of the lovely fireplace. The glazed doors previously mentioned to the right lead into a dining room that is ample for a table and six chairs or more.

Next door, the kitchen has been recently modernised with high quality units, timber fronts contrasting beautifully with light granite work tops to three sides and a dark granite top to the central island. The ergonomics are excellent, cleverly planned including ample cupboard storage, pull-out baskets, even a wine rack, and the sink is set in front of the window to enjoy the view across that gorgeous garden. A door to the right leads off to the double garage which is equipped with power and an electric door. Next to the kitchen, the utility room provides yet more storage in the same style, with plumbing for a washing machine, drier etc, and a particularly clever touch is the circular stainless steel sink and drainer, ideal for washing boots, dogs, children coming in from the garden before they reach the main house! Continuing that theme, the shower room next door is modern, attractive and perfect for those coming in from the pool.

The star of the downstairs, to our mind, is the garden room. Rarely is a glazed structure so well executed, attractive and positioned. Designed in a Victorian style, gabled roofs above with crossing trusses and fitted blinds give this room an immensely upmarket and stylish air. The doors to the left open onto the same terrace as the living room doors, providing the lovely feeling that on a sunny day the whole house and garden become one. With the view across the garden and pool, and a feeling of peace, we imagine this is where we would want to spend most of our time.

Upstairs, there are five bedrooms. Four are excellent doubles, with the Master fitted with a generous range of wardrobes and a lovely ensuite that includes a roll-top bath. As with the rest of the house, this room is light and bright, and in particular the view across the garden to the fields beyond is a real treat never to be tired of. Bedrooms two and four enjoy this same view, and bedroom two also features a generous suite of fitted wardrobes. The smallest bedroom also doubles as the walk-through to another room, however this could be remodelled to enclose it if desired, although we suspect that for most this and the large, vaulted bedroom next to it will work best as teenage halfway house/guest suite or simply as a wonderful playroom. Serving all five, the bathroom includes a modern thermostatic power shower as well as the airing cupboard.

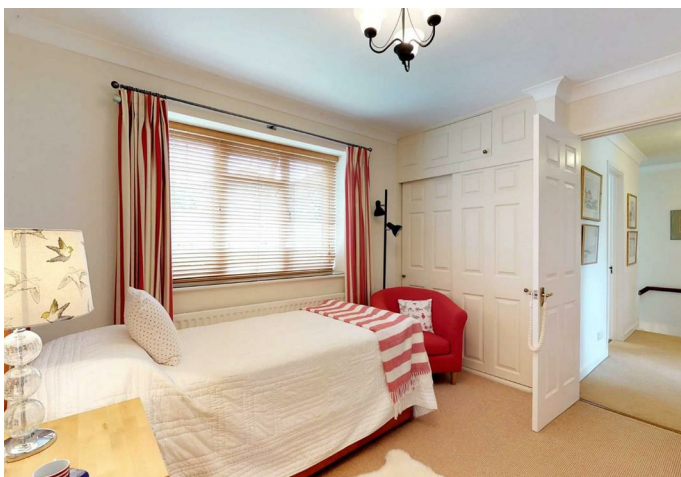


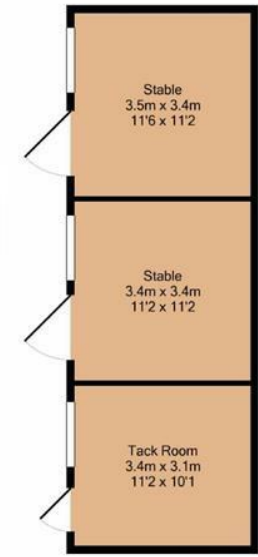
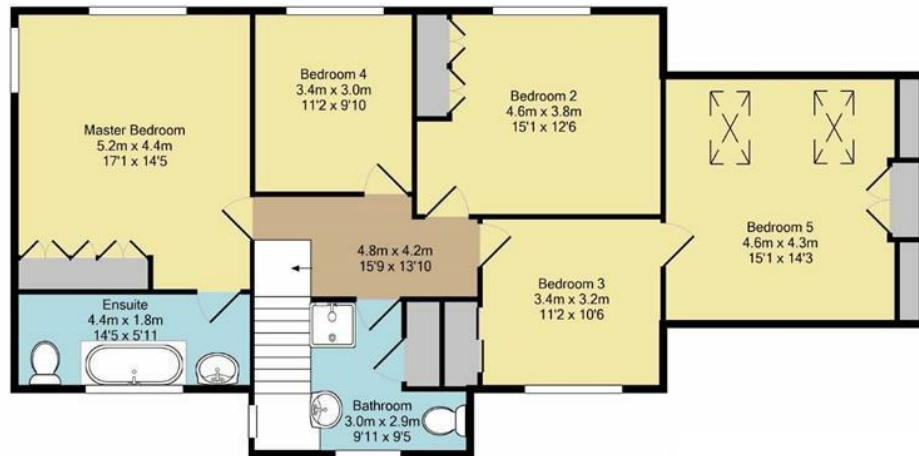
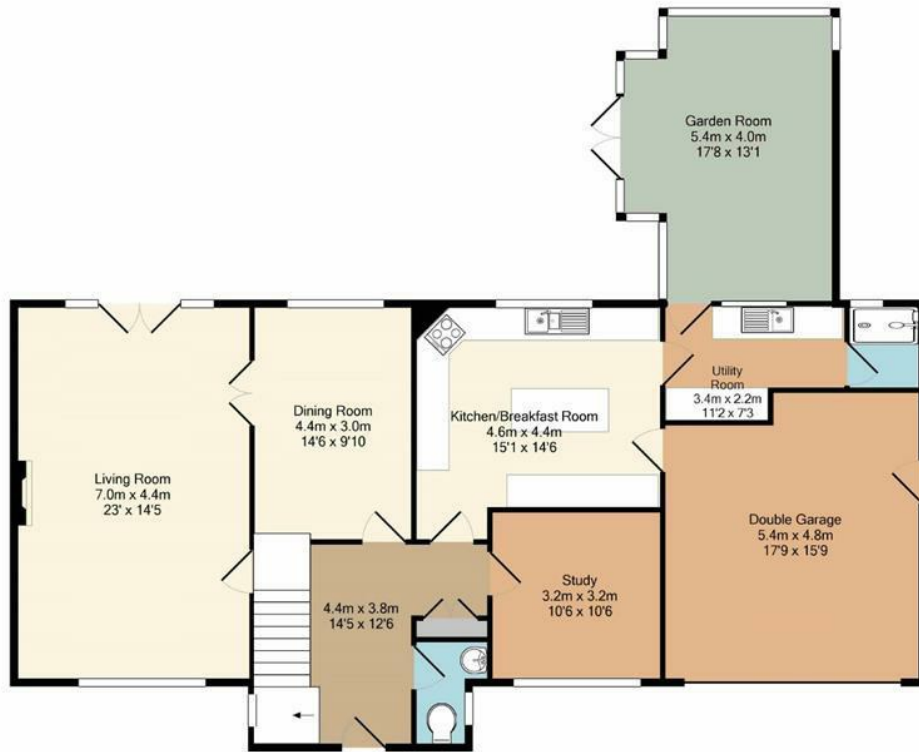


Outside needs some explanation! At the front of the house, an in-out driveway provides gravelled parking for a number of cars, enclosed to the front with a low stone wall. Considerable time has been spent creating the lawn areas and borders flanking the parking, and the result is an extremely attractive first impression. At the rear of the house, the lengthy garden is the perfect shape, a long and wide oblong whose shape has enabled the owners to mould it to the perfect family outside space. The terrace runs the width of the house, complete with a water feature next to the immaculate mosaic-tiled pool. This is the envy of anyone with children! Heated with its own dedicated pool house and boiler, the pool really is used throughout the summer, rarely closed off until Autumn as it is so warm and also easy to maintain. Beyond it, borders continue down the sides and there is a summer house to the left corner just past a weeping willow, with a long, immaculate lawn that runs down to the hedge at the rear, and gate to the paddocks on the right.

Now to the equestrian part. One of our clients was a serious competition rider for many years. Hence this is a semi-professional set up with all you could need for serious schooling. The land is divided into various parts. To the near end there is a high quality manège that also includes dressage mirrors. Several field shelters and water troughs are fitted. The majority of the land is a large and well-drained paddock. And to the far end there is a purpose-built stables with two boxes in addition to a tack room, all equipped with power. Almost as important, the access into the paddock land is entirely owned by this property. Hence there is vehicular access onto the Heyford Road at the edge of the village, almost directly opposite the Chesterton Road that leads, within a few hundred metres, directly into Kirtlington Polo ground. For a serious equestrian amateur or semi-pro, this is an ideal working yard for every possible need.

Mains water, electricity, oil c.h.
Cherwell District Council
Council tax band F
£2,580-71 p.a. 2018/19





Total Approx. Floor Area 287.3 Sq.M. (3092 Sq.Ft.)
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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