





**This glorious house is a hidden gem in this popular village. It offers a vast and flexible living space that's also welcoming and relaxed.**

A thoroughly charming conversion of former Victorian reading rooms, extending to c. 3,000 sq ft and set in the centre of the village just off South Green. Fantastic, recently renovated condition with large, bright and characterful rooms and a really lovely flow. Much character and great fun.

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. And both Soho Farmhouse private members' club to Bicester Village shopping outlet are just a few miles distant. 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.

Village reading rooms appeared in England as early as 1834, but most were founded between the second half of the nineteenth century and the early years of the twentieth century. Many were built by village squires anxious to "improve" their workers. a.k.a. keep them out of the pub... Other reading rooms were more democratic, however, with philanthropists looking simply to encourage greater literacy. Converted in the latter 20th century, The Old Reading Rooms of Kirtlington has been gently and sensitively improved to quite some degree over the last few years, with the accommodation today striking a lovely balance between Victorian elegance and 21st century convenience. Sitting back behind its own walled garden just a few steps from the South Green, it's ideally positioned for access both to the village amenities and onwards to Bicester, Oxford and London.



While pretty, the facade gives little hint of the impressive and interesting house behind. A gently curved entrance frames an open porch beyond which the main door leads into a pleasant entrance hall with a tiled floor. For scale, it's large enough for a twin buggy with room to spare for the shopping! On the right the first of several living rooms is a charming and characterful space. The three-window bay is large and attractive as well as providing great natural light, and the outlook across the front garden is appealing. Gently patinated timber floor boards and a Victorian fireplace give this room great character, and the dimensions are generous. Next door there is a cloakroom, elegantly decorated and a good size.

From the hall, the house opens up on an impressive scale. A large dining area is bright and airy with elegant Victorian windows to the side that flood in masses of natural light. Opposite, the kitchen is another generous room, tastefully fitted with traditional timber units in addition to which the generous utility/boot room next door incorporates a sink and plumbing for various white goods. From the kitchen, the room open to the rear is deliciously light and positive, lit on both sides by great natural light through glazed double doors either side that connect into the gardens, 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 one of three refitted bathrooms alongside which is the first of four very generous bedrooms. This may be the smallest but that's a relative term as it's an ample double by most measures. Head round to the left and the large sitting room focuses in on a pretty fireplace. A separate entrance door leads into a vast hallway off which are stairs to two vaulted bedrooms above. The boiler room beneath them contains a modern pressurised tank which, with a recently updated boiler, provides very efficient heating. What would be termed the main bedroom downstairs to the left is designed to pamper. At circa 370 sq ft on its own, this is a bedroom of splendid proportions, complege with a pair of sash windows overlooking the lawn. And it's served by a walk-in wardrobe and a newly fitted en-suite, the latter exquisitely upgraded.

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's the ideal spot for an easy chair - the venue for a quiet book perhaps - and with a heritage roof window above, there's lots of light. The bedrooms to either side are a delight. To the right, a vast double is open to the eaves, with roof trusses in view. The range of wardrobes fitted to one wall may be generous, but they are dwarfed by the scale of this room which manages to be simultaneously large and intimate. 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.



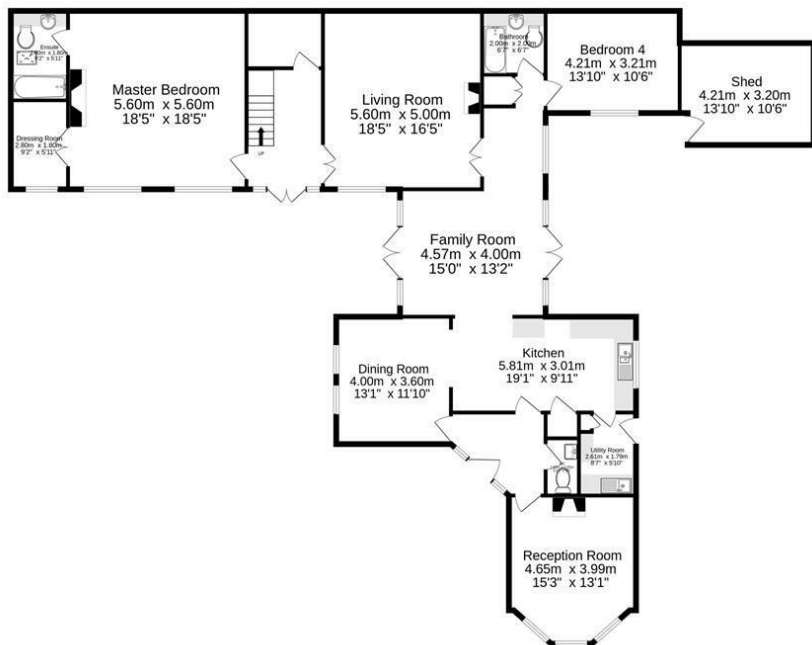


Outside, the space is pleasant and well planned. The house sits well back from the road behind the War Memorial, with a gravelled driveway that is large by most standards, easily able to accommodate six cars and more. To the right a stone wall curves round, providing a large degree of privacy, and to 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 door to the main bedroom suite. The vendors have always found this layout a delight to use. Sunday morning coffee in your dressing gown, or a wonderful venue for parties and meals with family and friends, it's equally lovely and secluded with a Southerly aspect.

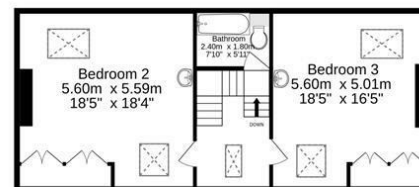
Mains water, electric, gas c.h.  
Cherwell District Council  
Council tax band G  
£2,977.75 p.a. 2023/24



Ground floor  
199.6 sq.m. (2148 sq.ft.) approx.



1st floor  
71.3 sq.m. (767 sq.ft.) approx.



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TOTAL FLOOR AREA : 270.8 sq.m. (2915 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 2002/91/EC |           |

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