





**Wonderful space and endless potential for a growing family. Excellent condition throughout while offering scope for light updating.**

Bright and well proportioned stone house of just under 2,600 sq ft, set in a pretty plot just off the North Green, a few minutes' walk from the centre of this lovely village. Four generous bedrooms (one en-suite), three receptions, kitchen plus utility, double garage & ample driveway. 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.

The Chestnuts is a small development of just 6 houses, all large and attractive, built in the late twentieth century to a high standard. Each sits well back behind a generous driveway, with a double garage integral to the house. The rooms are all surprisingly well proportioned, even down to the utility room which is large enough to double as a pantry. Number 1 has been in the same family's ownership for many years and impeccably maintained throughout. Hence whatever changes a new owner might wish to make can be done as and when. As the parking is so generous, it's likely (subject to planning consents - just ask if you need help with checking) that one or both garages could be converted to add more accommodation. It's quite a characterful house, with eaves detailing and sturdy materials that all add up to a feeling of high quality and craftsmanship. This is a home that will look after you. The next owner will find much to enjoy.

The entrance to the house is via a cleverly designed internal porch, large enough to house coat racks, key table etc, and brightly lit via the glazing to the front. Immediately ahead of you the study is perfectly placed away from the rest of the accommodation. It's also fitted with comprehensive shelves and cupboards on the right, plus a desk to the left complete with leather workstation. It may be the perfect place to work, but the view down the garden behind may be a distraction! Take a left from the porch, and further glazed doors access a wide hallway, with stairs on your right that rise elegantly to a galleried landing above.

First on the left, the living room is a delightful space with windows on three sides bring in great natural light. A chimney breast on the fourth wall currently contains a gas fire, but this could be removed and a wood burner fitted if desired. Next door, the dining room is also a very generous space. A table with eight or ten chairs should fit in here with ease, in addition to which a large dresser, chest or similar would easily find homes. This room could be amalgamated with the kitchen next door, creating an enormous open-plan kitchen/dining/day space if desired.

- Great village location
- Family bathroom & en-suite
- Double garage & driveway
- Four generous bedrooms
- Kitchen/breakfast room
- Pretty gardens front & rear
- Three receptions & study
- Utility room & cloak room
- Loft conversion potential (stc)



# 1 The Chestnuts, Kirtlington, OX5 3UB

Offers Over £750,000

And as it stands the kitchen is a good size and well proportioned, large enough to accommodate a breakfast table, and fitted with a wide range of high quality wall and base units that includes a double oven, modern hob, dishwasher etc. As elsewhere, the natural light is very good as the large conservatory that faces onto the garden is accessed by glazed double doors flanked by two floor to ceiling windows in the same style. Whereas some conservatories feel like an after thought, this is a high quality item, a great spot for relaxing with the view over the garden, and large enough to be a useable room all year round. Next door to the kitchen there is a utility that's fitted with more cupboards and a sink, plus plumbing for washing machine, dryer etc. As is the theme of this house, it's larger than you might expect hence offers great storage space. And completing the downstairs is a cloak room that's as immaculate as elsewhere, fitted with a simple white suite including a vanity unit and yet more storage.

Head upstairs, and the galleried landing previously mentioned is brightly lit, with a rather pleasant spot next to the window that looks ideal for a quiet read away from the living spaces. Dead ahead at the top of the stairs the first of four double bedrooms is a real treat. The double bed currently housed in here is dwarfed by the floor space around it. Wardrobes are fitted either side of the bed, and large dormer windows to either side make it very bright. There is an ensuite to this room, mostly tiled and featuring a large vanity unit that offers great storage, along with a thermostatic shower.

Back to the landing, up a pair of steps and to the right the main bathroom follows a very similar style to the ensuite, this time with a bath fitted. It's a good size hence there is scope to fit a really large, walk-in shower if required. Next to it the smallest of the bedrooms is still quite a well proportioned double room, made easier to use as there is already one built-in cupboard next door to which is an ample eaves space ideal for fitting another. It's a similar theme in the bedroom next door, which is larger but also has a fitted wardrobe. And from here the view is across the pretty cottages opposite and the charming green to the left.

Completing the upstairs, the final bedroom is excellent. Double aspect, it overlooks that same pretty view to the front, but also affords a view back across the pleasant close in which the house sits. Complete with a bank of cupboards and wardrobes across one wall, it's a large room that's well proportioned. And in addition to the various store cupboards elsewhere, on the landing is a deep walk-in airing cupboard. It's worth noting that on the landing there is a loft hatch that leads into an enormous loft space. In at least one of the other properties in the development this has been converted, so it may offer the same potential here. Ask if you need help in establishing more information.

Turning to the outside, the frontage is a pleasant mix of a lawn to the left bordered by a stone wall, and gravelled parking for four cars to the right bordered by a mature hedge. The garage has two up and over front doors, both with an electric actuator. At present, the garage is not accessible through from inside the house, but adding a door between the two should be simple to achieve. There is however a stable door at the rear leading into the garden.

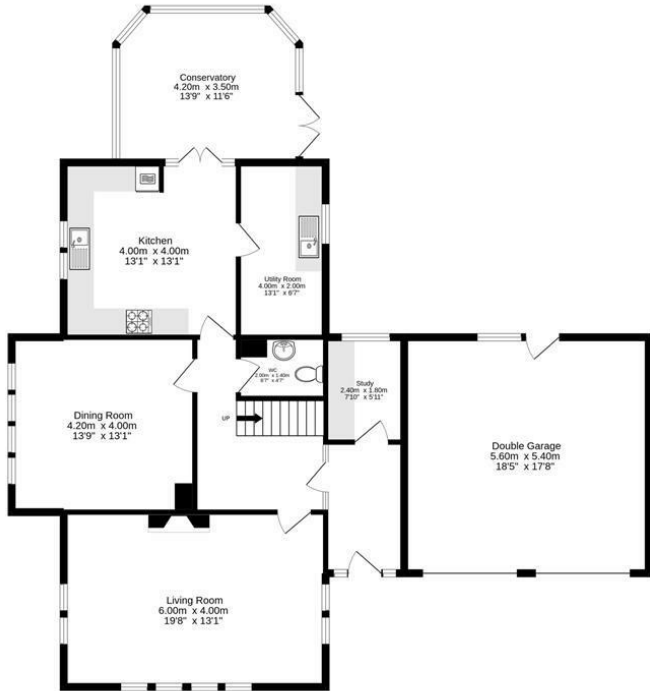
At the rear, a gate to the right side of the house leads down a path to a very pleasant terrace. This runs along the back of the house to the side of the conservatory, which features a pair of doors onto the terrace. The rest of the garden, which is roughly 50 feet by 40, is mainly lawned. Very private, it's enclosed by a mix of fencing and stone wall, with a pretty box hedge running round the edge, behind which a broad mix of shrubs and flowers provide a mature and peaceful outlook.

Mains water, electric gas CH  
Cherwell District Council  
Freehold  
Council Tax band G  
£3,488 p.a. 2022/23

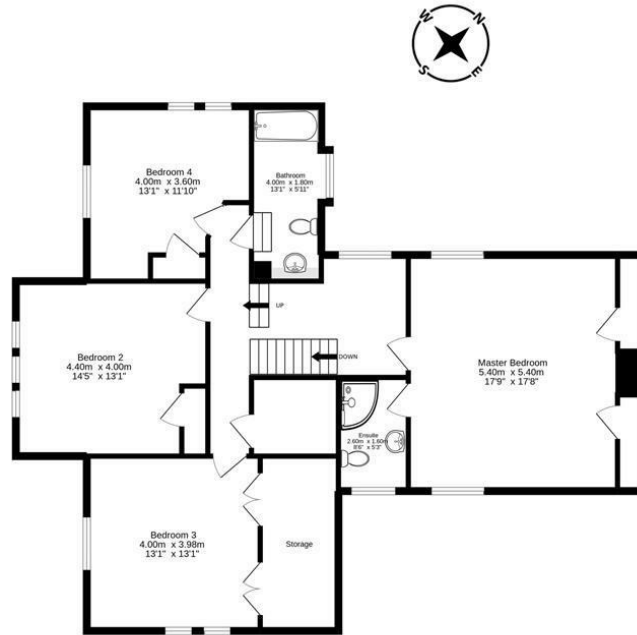




**Ground Floor**  
129.7 sq.m. (1397 sq.ft.) approx.



**1st Floor**  
111.7 sq.m. (1202 sq.ft.) approx.



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**TOTAL FLOOR AREA : 241.4 sq.m. (2599 sq.ft.) approx.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

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