





**Lots of space, style, character and quiet all in one cottage, and in excellent condition throughout.**

Offering extraordinary value, a four bed townhouse in a quiet mews of just eight properties ranged round a pretty green. Light and bright throughout, and beautifully presented, with a pleasant garden, plus both dedicated parking and a garage. NO CHAIN.

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. Try the walks through Capability Brown's gardens in Kirtlington Park, or through the woodland in the old quarry; or have a pint in the Oxford Arms or Dashwood. Then check the travel time to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Frequent bus services to Oxford, Kidlington etc are available from a stop just yards away, and the walk to the school, shop and pubs is just a couple of minutes. There are many reasons to live here. But its all-inclusive ethos, sense of vibrancy and spirit makes Kirtlington the sort of place people rarely want to leave.

Just 8 lovely houses sit overlooking their own pretty green. The four original 19th century cottages were joined by four elegant town houses in the 1970s - of which this is one - and all share a feeling of peace, tranquility and seclusion borne of being in such a pleasant setting. Number 6 in particular is really impressive. Owned by the same family for many years, it has been continuously and rather elegantly upgraded throughout that time. Today the openness and light throughout, with tall ceilings and subtle decor, flatters the already good proportions. This all adds up to a house that is really inviting on first glance, and just continues to reward from front door to garden fence! As you can tell, we rather like it...

A path from the close leads up to an attractive porch flanked by the neighbour's immaculate lawn to the left and your gravelled flower bed stuffed with a diverse range of flowers and shrubs to the right. Once inside, a smart cloakroom sits just off to the side. At the rear of the porch, the part glazed door opens into the main house. Ahead, the stairs run gently away from you, with perfect white spindles that contrast pleasingly with polished wood handrails and posts.

- Delightful, quiet close
- Two lovely, light receptions
- Shower room 2nd floor
- Surprising living space
- Four generous bedrooms
- Lovely, secluded garden
- Unexpectedly characterful!
- Bathroom 1st floor
- Ample parking & garage



Your first feeling is how bright and positive this room is! The timbers criss-crossing the ceiling hark back to the character of an old cottage. But unlike a cottage, the ceiling is quite tall, hence the feeling of openness is significant. Walking through, the attention to detailing is pleasing and obvious. with display shelves, smart modern windows in the classic style, and a wood burner cleverly set into a double sided fireplace all making this a really lovely room. It's a generous size hence a large suite fits here with ease. And behind the chimney, the dining room beyond continues the same theme of positivity and welcome; this time with French windows and further glazing panels bringing both light and a lovely view of the garden in from the rear.

Back to the stairs, and at the rear the kitchen has recently been refitted with attractive, modern units. Units round three sides provide all the storage you could wish for, with a modern double oven, gas hob and dishwasher all fitted. And as it's almost square, the proportions make it very easy to use. To the rear, a door and window share that same outlook and access to the garden behind. And pleasingly, although not frequently used, it's rather fun that the hatch through to the dining room still remains!

Head up to the first floor, past the marvellous umbrella stand (sadly not for sale!) to a broad landing. There are two bedrooms on this floor. To the rear, the smaller of the two is a pleasant double room currently set up as a very pretty study. The wide window provides a lovely view over garden and village beyond, a great outlook. At the front, the larger bedroom is a delight; ample and appealing, complete with a large wardrobe to one wall - it's not fitted, but fits perfectly and can remain. And in this case the view is of the green and Mews. To the rear the bathroom is as well presented as the rest of the house, here fitted with a white suite that includes a shower over the bath.

Continue to the top floor and the theme continues. The smaller double this time sits in the eaves of the roof, which give it more of a traditional cottage character, with a dormer window looking out to the rear. And as this is the top floor, the largest double occupies the full width of the house to the front. A bank of wardrobes to the right is deep and wide hence there's more than enough storage to ensure the room can cater for the largest of doubles with room to spare for cabinets, even an easy chair or blanket chest. And, again, the dormer windows and eaves give the room a feeling of traditional warmth and character. Serving the pair, the bathroom has been refitted to a very good standard and now contains a modern suite with a large walk-in shower.

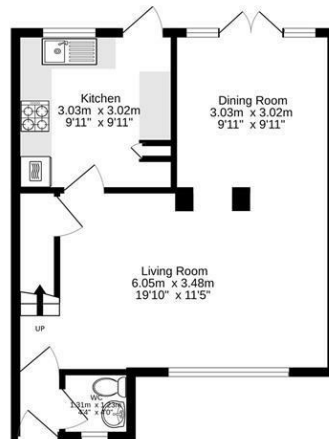
Heading outside, as previously mentioned, the front sits overlooking its own front garden plus a wonderful central green, around which the driveway circles. Parking is amply catered for, with two dedicated spaces in addition to which is a single garage within a small block through an arch to the left of the terrace.

Behind the house, the garden is thoroughly charming. Various paved terrace areas are flanked with a profusion of flowers, shrubs and trees that provide an ever-changing and vibrant outlook, always fresh and interesting as well as encouraging a plethora of bird life. There is also a summer house to the rear, perfect for a peaceful afternoon sheltering from sun, wind or rain! And behind, the gate runs out to the path providing access to the garages.

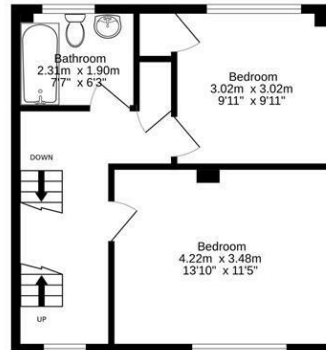




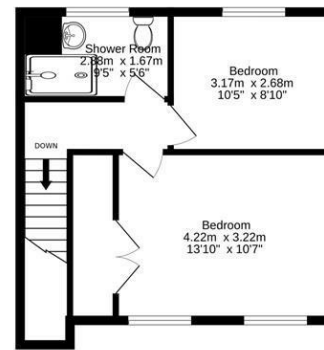
Ground Floor  
55.1 sq.m. (593 sq.ft.) approx.



1st Floor  
39.0 sq.m. (420 sq.ft.) approx.



2nd Floor  
35.6 sq.m. (384 sq.ft.) approx.



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TOTAL FLOOR AREA : 129.8 sq.m. (1397 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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Material Information QR Code:



#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                        |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                        |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            |           |                                                                                                                  |
| (55-68) <b>D</b>                            | <b>58</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<br>2002/91/EC  |

#### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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