





4 Park Close, Kirtlington, OX5 3HR

Offers Over £600,000

A relaxed, roomy, welcoming house with an easy flow and very flexible layout for ever-changing family needs, plus a wonderful garden and outlook.

A spacious & airy detached house of over 2,000 sq ft, with a fab garden overlooking the village allotments and countryside beyond. Genuinely flexible layout offering up to 4 receptions, up to 4 bedrooms, 2 bathrooms plus toilet, kitchen & utility, garage and sheds, ample driveway. COMPLETE 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.

If houses have moods, then this one would be described as friendly and relaxed. Just a brief look at the virtual tour tells you it is large and bright, with lots of useful, separate spaces that are perfect for a family. It is likely most people will update some of the decor, but as the overall condition looks very good, it is a good excuse to make what you want out of a really spacious house that sits in a beautifully quiet location.

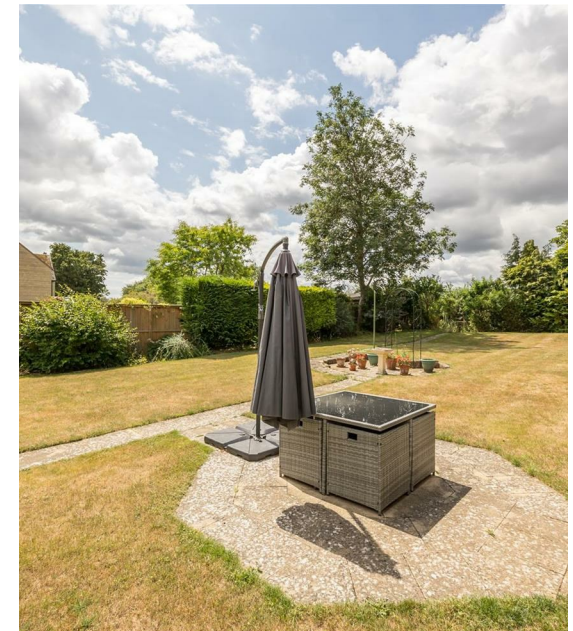
To the front of the house, smart metal gates are electrically operated with a remote control. Once inside, the driveway in front of the house is generous, offering space for five or perhaps six vehicles without difficulty, in addition to which the long garage behind is easily accessed via an electric door. Around the edges, a wide range of shrubs and flowers soften the facade, giving it a welcoming aura.

Heading into the house, dead ahead of you the flexible layout first offers a room that is just as useful as a bedroom, or study, playroom or storage. The hall it is approached from is broad, so much so that currently a huge dresser sits to the right with a display cabinet to the rear, yet there's still plenty of floor space.

Starting from the right-hand side, the downstairs bathroom is surprisingly generous. The white suite includes both a bath and a separate shower, and the room is tiled throughout, making it very easy to maintain.

Next door, the dining room focuses on a beautiful view down the wide and lengthy garden through a pair of sliding glazed doors. It's a well-proportioned and sizable room, offering more than enough space for a large dining table alongside dressers, cabinets etc.

- Wonderful views & quiet close
- Up to four receptions
- Garage with power door
- Surprising space throughout
- Bathroom, en-suite & toilet
- Shed & workshop
- Up to four bedrooms
- Ample gated driveway
- Lovely rear garden



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In the kitchen, the units have been more recently upgraded, hence the mix of smart cream cabinetry and darker Silestone worktops is stylish and pleasing, offering very good storage. A dishwasher, double oven and hob are all fitted. In addition, the extension to the rear has created an extra space currently used as a utility room, with fridges, washing machine, tumble dryer etc under a deep and very useful worktop. From here another door also opens to that wonderful garden.

Keep left to access the sunroom. Windows on three sides offer a splendid view of the garden and loads of natural light. And unlike most conservatories, as this room has a tiled roof maintaining a comfortable temperature is easy (especially as it is fitted with air conditioning), hence the room is used all year round. A pair of glazed doors link this room to the living room next door. Another ample room, it also features an open fire in a stone hearth, either side of which are alcove-mounted shelves and cupboards.

The final room downstairs is particularly generous. It has served many uses over the years, from really bright and spacious bedroom to its use today, a mix of office and storage and computer room.

Turning to the first floor, at the top of the stairs is a toilet that serves both bedrooms. The double bedroom to your left is a fine space. A generous double, it offers a splendid, elevated view over the garden and open land beyond through a wide rear window. Storage is provided with a large wardrobe to the far wall.

Opposite, the main bedroom enjoys that same lovely view, and similar proportions. However, to the side the room is equipped with a very pleasant ensuite. It's a very good size, with a wide-pan shower in addition to several store cupboards, one of which is fitted with a hanging rail. Hence it is as much a dressing room as an ensuite shower room. And with a window to the rear it seems the perfect spot to put in a dressing table.

We previously mentioned the attached garage, which is fitted with power. Behind it a very handy workshop has been added, and beyond that there is yet more storage provided via a large shed/summerhouse. Between these and the house, the covered passage allows access front to rear without going through the house. The garden at the rear is relaxed, a wide and sunny spot that's mainly lawn but with various trees and border plants that give it a warm and informal feeling.

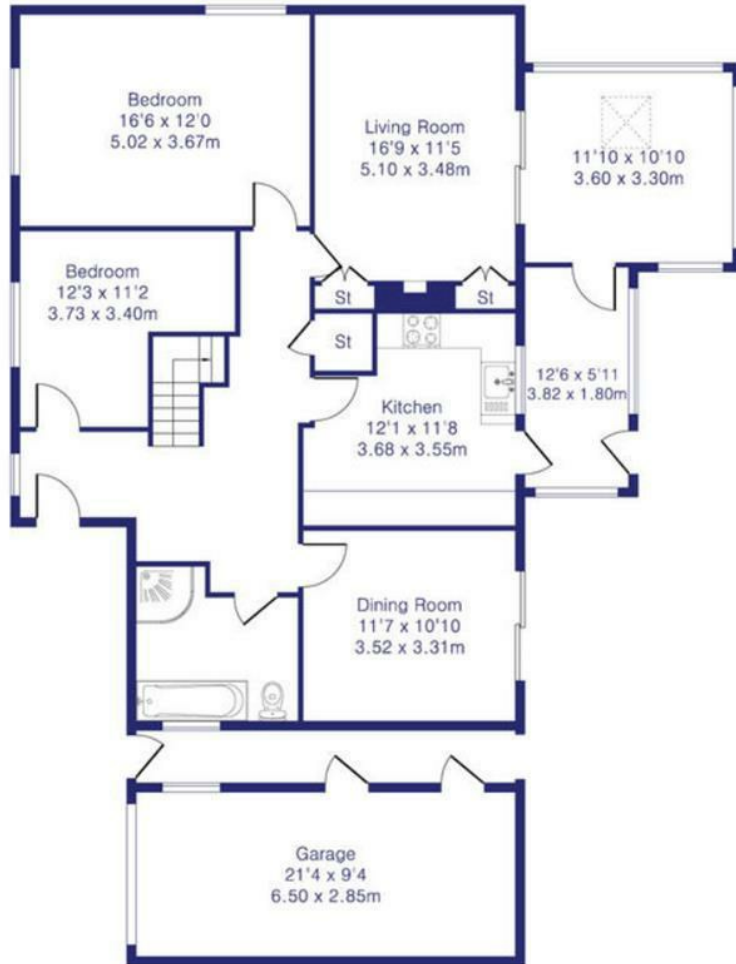
A terrace behind the house is perfect for relaxing or dining. At the bottom of the garden a gate opens onto the no through road of Crowcastle Lane behind. From here you can walk to the quarry (very popular with locals for dog walking) beyond which are wonderful woodland and canal walks. It's immensely peaceful, private and secluded, ideal for growing families and entertaining alike.

Mains water, electricity, gas CH
Cherwell District Council
Council tax band D
£2,439-57 p.a. 2025/26
Freehold





Approximate Gross Internal Area 2080 sq ft – 193 sq m
 Ground Floor Area 1271 sq ft – 118 sq m
 First Floor Area 607 sq ft – 56 sq m
 Garage Area 202 sq ft – 19 sq m



Ground Floor



First Floor

Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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