



1 The Chestnuts

Kirtlington, Oxfordshire, OX5 3UB

**PENNY &
SINCLAIR**

1 The Chestnuts, Kirtlington, Oxfordshire, OX5 3UB

DESCRIPTION

This four bedroom family home situated at the start of this popular cul-de-sac offers spacious accommodation arranged over two floors. The property benefits from double glazing and a private enclosed rear garden. The accommodation comprises; entrance hall, study, sitting room with dual aspect and fireplace, dining room, kitchen with integrated appliances, separate utility room, cloakroom and conservatory enjoying views over the rear garden. The first floor offers an en suite master bedroom with fitted storage, a further three bedrooms with fitted storage and a family bathroom. There is an extensive loft space, double garage and ample driveway parking. The garden is mainly laid to lawn with an abundance of plants and shrubs and has been thoughtfully planned to create a wonderful and private space. There is a patio area and pedestrian side access.

SITUATION

Kirtlington lies adjacent to the River Cherwell and comprises mostly period stone houses and thatched cottages on two village greens. It has an extensive range of local amenities including a pre-school nursery group, a well-regarded primary school, The Oxford Arms public house, The Dashwood Hotel and Restaurant, a post office/general store, the 12th century Parish Church of St Mary, a village hall and cricket pitch. Further sporting activities in the area include a golf course on the edge of the village and Kirtlington Polo Club which was opened in 1926, in the beautiful setting of Kirtlington Park.

The nearby towns of Bicester and Woodstock provide a full range of shopping facilities, with further extensive educational, transport, cultural and shopping facilities in the University City of Oxford. The village is extremely well placed for travel being approximately 6 miles from Junction 9 of the M40 and there is a regular bus service into Oxford whilst Oxford Parkway station at Water Eaton and Bicester North stations are almost equidistant from the village (approx. 7 miles) and provide a regular service into London Marylebone.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

COUNCIL TAX

The council tax is a band G and amounts to £3042.00 for the year 2018/19.

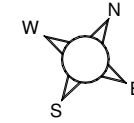
LOCAL AUTHORITY

Cherwell District Council
Bodicote House,
Bodicote, Banbury,
Oxfordshire, OX15 4AA.



Approximate Gross Internal Area
Main House = 2413 Sq Ft/224 Sq M
Garage = 345 Sq Ft/32 Sq M
Total = 2758 Sq Ft/256 Sq M

AGENTS CONTACT DETAILS



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