



**Starlings**

1 Sylvan Cottages, Kirtlington, Oxfordshire

**PENNY &  
SINCLAIR**



**Starlings 1 Sylvan Cottages, Kirtlington, Oxfordshire OX5 3HJ**

## DESCRIPTION

This three bedroom family home is wonderfully located on the heart of Kirtlington village and within a short walk of the popular village primary school. The property is well presented throughout and benefits from a driveway providing off street parking to the rear. The accommodation comprises, entrance hall, cloakroom, kitchen, open plan sitting/dining room and conservatory on the ground floor. Three bedrooms and family bathroom on the first floor. The low maintenance rear garden benefits from both side and rear 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.

## SERVICES

All mains services are connected.

## FIXTURES & FITTINGS

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

## TENURE & POSSESSION

The property is freehold with vacant possession on completion.

## COUNCIL TAX

Council tax band 'D' amounting to £1825.00 for the year 2018/19.

## LOCAL AUTHORITY

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

Tel: (01295) 252535

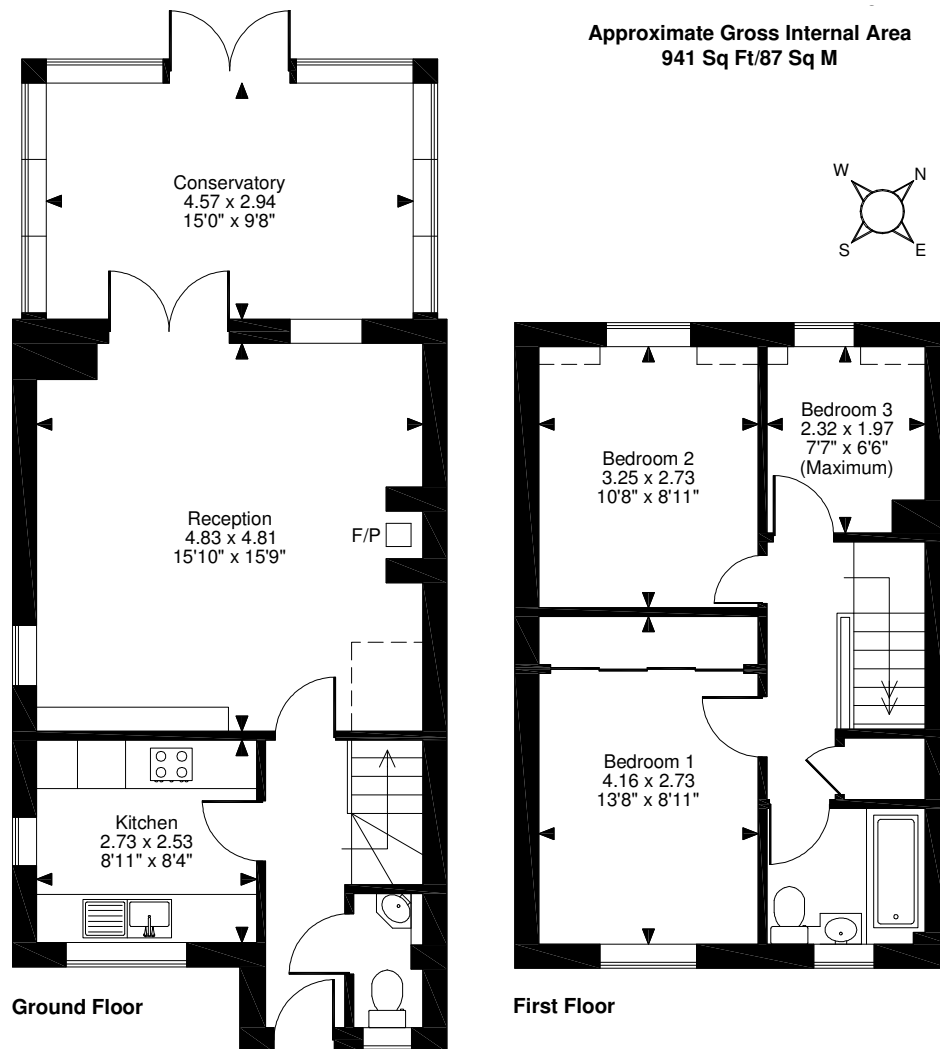
## AGENTS CONTACT DETAILS



**01865 318013**

Mayfield House, 256 Banbury Road,  
Summertown, Oxford, OX2 7DE  
[sales@pennyandsinclair.co.uk](mailto:sales@pennyandsinclair.co.uk)





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