



Dormer Cottage

Heyford Road, Kirtlington, Kidlington

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming three-bedroom cottage in the delightful village of Kirtlington, with secluded gardens and driveway parking.

The characterful stone cottage has been modernised while retaining a number of its original features, including exposed beams and a stone fireplace. The complementary neutral interiors provide a great blank canvas for further improvement or personalisation by the new owner.



1 RECEPTION ROOM



3 BEDROOMS



1 BATHROOM



FREEHOLD



1,199 SQ FT



**GUIDE PRICE
£650,000**



The property

The attached house offers potential for extension to the rear (subject to obtaining the necessary consents), or total conversion of the garage. To the front of the house, a glazed porch provides space to store coats and shoes before leading onto the open plan living space, which comprises a light-filled dual aspect sitting room and an informal kitchen/dining room. The latter is well appointed with cabinets and appliances and there is an adjoining utility room with space for laundry machines. The utility room adjoins a cloakroom with WC and there is access to the rear garden.

Upstairs, the three double bedrooms are all an excellent size and two have built-in storage, with a further storage cupboard on the upstairs landing. The family bathroom is decorated in a modern style and includes a bath with shower over and a chrome towel rail.

The property is currently let out and as such presents an opportunity to continue as a rental property for an investor.



Outside

A gravel driveway to the front provides off-street parking for two/three cars and access to a garage which has been partly converted for storage and is ideal for bikes and garden equipment. The garden to the rear is a good size, with space to sit outside on a terrace to the rear of the house. The lawn is enclosed by panel fencing and there are various trees and shrubs, borders and flowerbeds. A second gated area at the rear conceals a children's play area, a greenhouse and a storage shed. There is a third area of the garden after the section with the green house. Once cleared is a reasonable area with the possibility of a small home office

Location

Kirtlington is one of North Oxfordshire's most coveted villages for its thriving community and amenities, including a popular pub, highly-regarded primary school and a village hall. Kirtlington Park, a capability brown park on the doorstep of this property, is home to Polo on occasion. Day-to-day shopping can be found in Bletchington, which has a Co-op, and in Bicester there is a Tesco superstore and a variety of shops and services including a pharmacy, takeaways and a variety of pubs. The historic city of Oxford is approximately 10 miles away and offers a wide choice of shops, restaurants and public houses plus more extensive schooling choices including the Dragon, Summerfields, Oxford High School, Magdalen College School and St Edwards to name a few. Communication links are excellent: there is ease of commuting to London via M40. There are stations at Tackley (4.8 miles) and Oxford Parkway (7 miles). There is a bus stop directly outside the house for access to neighbouring towns and villages.



Distances

- Oxford 11.5 miles
- Witney 12.4 miles
- Kidlington 5.5 miles
- Cheltenham 43.9 miles

Nearby Stations

- Tackley station 4.8 miles
- Oxford Parkway 7 miles
- Bicester Village Station 8.3 miles
- Oxford 10.8 miles

Key Locations

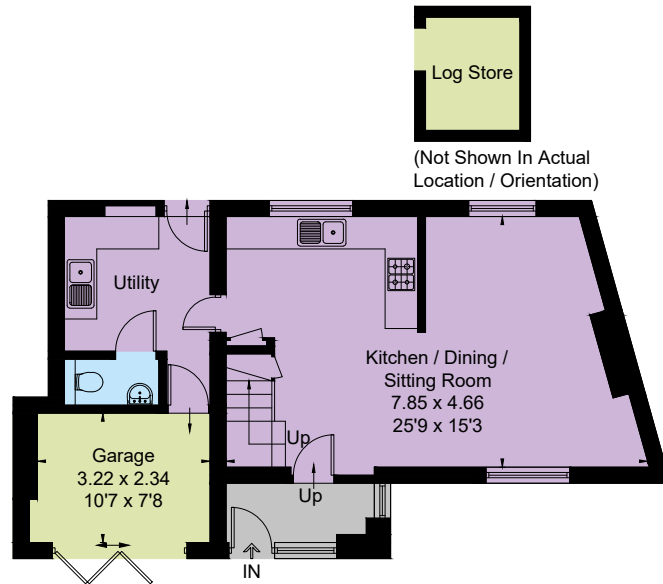
- Bicester Village 6.6 miles
- Estelle Manor 9.6 miles
- Soho Farmhouse 11.7 miles

Nearby Schools

- Kirtlington C of E Primary 0.2 miles
- Marlborough, Woodstock 6.3 miles

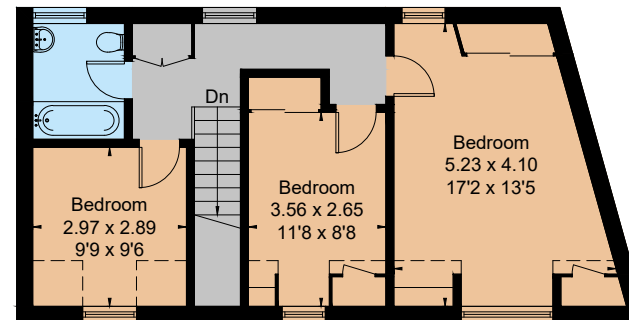


Approximate Floor Area = 111.4 sq m / 1199 sq ft
(Excluding Log Store)



Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87987

Floorplans

Main House internal area 1,199 sq ft (111.4 sq m)
For identification purposes only.

Directions

From Strutt & Parker's Oxford office turn left onto Banbury Road (A4165), after 0.9 mile at the roundabout take the first exit onto the A40 and at the Wolvercote Roundabout take the fourth exit onto the A44. At the following roundabout, take the third exit onto the A34. Proceed north east for 3.3 miles and then exit the A34 signposted Islip/Bletchington/Heathfield. Turn right at the T-junction and follow the B4027 for 1.7 miles into Bletchington. Turn right opposite The Blacks Head Inn onto Springwell Hill and continue to the centre of Kirtlington (about 0.8 miles). The house will be found on the left-hand side after the turning to Park Close.

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General

Tenure: Freehold

Local Authority: Cherwell District Council

Mobile and Broadband checker: Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, water and drainage.
Oil-fired central heating.

Council Tax: Band E

EPC Rating: D

Oxford

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