



## The Old Dog

School Road, Kidlington, Oxfordshire

**PENNY &  
SINCLAIR**

The Old Dog School Road, Kidlington, Oxfordshire OX5 2HB

### DESCRIPTION

Originally known as 'Jesus House' an Inn run by Monks and subsequently 'The Dog Inn' Public House, this fine property is thought to have c.16th century origins but mainly dates from the late 17th century. Grade II Listed the property has a wealth of character features including exposed beams and roof timbers, original quarry tiled floors and most interestingly bottle glass glazing and acid etched 'The Dog Inn' glass in some of the doors. The pub finally closed its doors to the public in 1934 and is now an attractive stone-built detached family home. The accommodation comprises: - Entrance hall with cloakroom and stairs to the first floor, a generous sitting room with open fireplace, games room, dining room, office, kitchen and a ground floor shower room. The first floor provides four excellent double bedrooms, an en-suite shower room to the master bedroom and a family bathroom.

Outside the property has ample driveway parking, a garage and garden on two sides with a magnificent Horse Chestnut tree, a Yew tree and a conifer screen providing a high degree of privacy.

### SITUATION

The property is conveniently situated on the edge of Old Kidlington with easy access to the excellent range of local amenities, and the river meadows of the Cherwell for countryside walks. The city of Oxford is within easy reach with its excellent choice of schools and cultural amenities. The historic market town of Woodstock is also close by offering a range of restaurants, cafes and shops, and is home to Blenheim Palace. The A34 and M40 provide easy access to London, Heathrow and Birmingham. There is also a fast train service from Oxford Parkway to London Marylebone.

### DIRECTIONS

From Oxford head north on the A4165/Banbury Road. At the roundabout take the 2nd exit to continue on the Banbury Road. At the next roundabout take the 3rd exit on to the Oxford Road/A4260. After 1 mile turn right onto Green Road, then continue on towards the end of the road where the property will be found on the right, on the corner of School Road.

### 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 upon completion.

### COUNCIL TAX

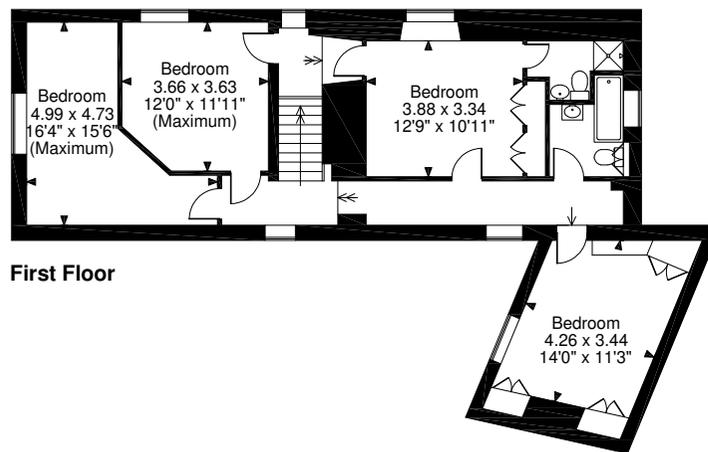
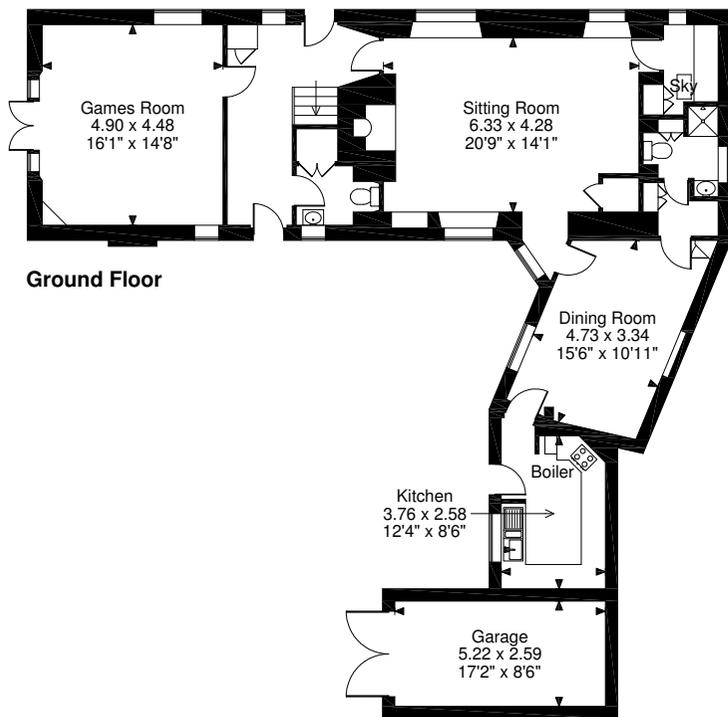
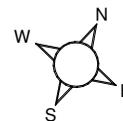
Council Tax Band G £3,042 for the year 2018/19.

### LOCAL AUTHORITY

Cherwell District Council: 01295 227001



**Approximate Gross Internal Area**  
**Main House = 2111 Sq Ft/196 Sq M**  
**Garage = 146 Sq Ft/14 Sq M**  
**Total = 2257 Sq Ft/210 Sq M**



**AGENTS CONTACT DETAILS**



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