



KIRTLINGTON PARK KIRTLINGTON OX5
£2,950 PER MONTH AVAILABLE 18/08/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Kirtlington Park Kirtlington OX5

£2,950 Per Month
Furnished

 2 Bedrooms
 2 Bathrooms
 2 Receptions

Features

- Beautifully renovated and tastefully refurbished, - Principal Bedroom with ensuite, - Cloakroom, - Kitchen with an Aga, - Reception room, - Dining room/ Hall, - Private Garden, - Second double/twin guest room with ensuite in a converted barn opposite, - Furnished, - Available August 2025

Council Tax

Council tax band not specified

Hamptons
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{ THE BEAUTIFULLY CONVERTED FORMER DAIRY AT KIRTLINGTON PARK.

The Property

Tucked away in the grounds of Kirtlington Park, The Old Dairy is wonderfully secluded and peaceful, and has been renovated to the highest standard. The property is bright, spacious throughout and all on one level – the kitchen is centred around the Aga and the stunning reception room leads out to the private terrace and garden. The principal bedroom has ample storage and an ensuite bathroom. There is a beautiful double/twin room with ensuite for your guests to use in the adjacent newly converted barn. *** The Landlord will pay for the Oil, Electricity, Broadband, Council Tax, TV license and Water and will ask the Tenant to pay £625 pcm towards these costs (subject to fair usage)*** Available for long term let.

Outside

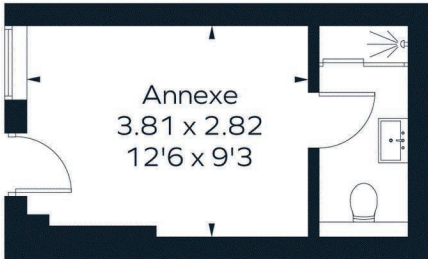
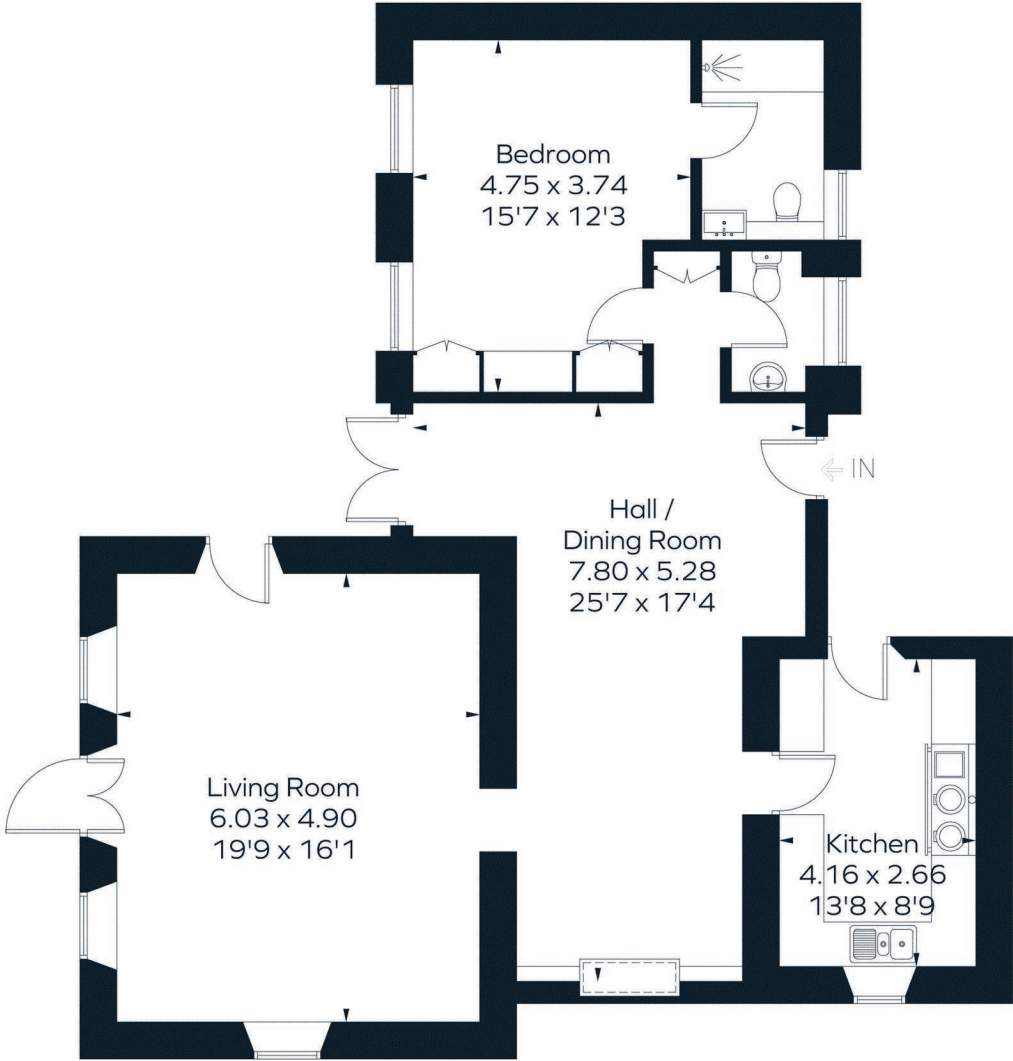
Accessed from both reception rooms is a sheltered terrace, ideal for outside dining. The delightful private garden looks out over a wildflower meadow with mature woodland beyond. The Old Dairy is set within the Capability Brown landscaped gardens of Kirtlington Park. Ideally located for those looking to walk, explore the nearby Cotswolds or Blenheim Palace or attend the polo.

Location

Kirtlington Park is located in Oxfordshire, close to Blenheim Palace, the Cotswolds and the city of Oxford, set within some of Britain's most attractive countryside. Communications to the area are excellent with good access to the A34 & M40. Woodstock 6 miles, Oxford 13 miles, London 68 miles (approx)



Approximate Area = 105.3 sq m / 1133 sq ft
Outbuilding = 14.9 sq m / 161 sq ft
Total = 120.2 sq m / 1294 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



(Not Shown In Actual Location / Orientation)
Outbuilding

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 284149

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

