



The Forge
Kirtlington, Oxfordshire



The Forge

North Green Kirtlington, Oxfordshire,
OX5 3JZ



1st time to the market since 1923 with the benefit of no onward chain. An iconic village house enjoying an idyllic location overlooking the village green. The house was originally two properties with the original forge building adjacent.

LOCATION

Kirtlington is a highly sought after village, due to its attractive location and village feel. There is also a bus service which connects to both Oxford and Bicester, as well as connecting to railway stations nearby in the two towns previously mentioned. Local villages to Kirtlington such as, Bletchington, Tackley and Weston on Green offer other amenities such as supermarkets (a co-op.) and post offices/ convenience stores. In the words of Kirtlington village itself – 'Kirtlington is a quintessential English village in the heart of Oxfordshire. Amenities include a 13th Century Church, Village hall, Primary School, public house and hotel. The Village is bounded by Kirtlington Park, a Polo pitch, Golf Club, and Canal with a lock.' - <https://kirtlingtonvillage.co.uk/>

Kirtlington, Oxfordshire





THE PROPERTY

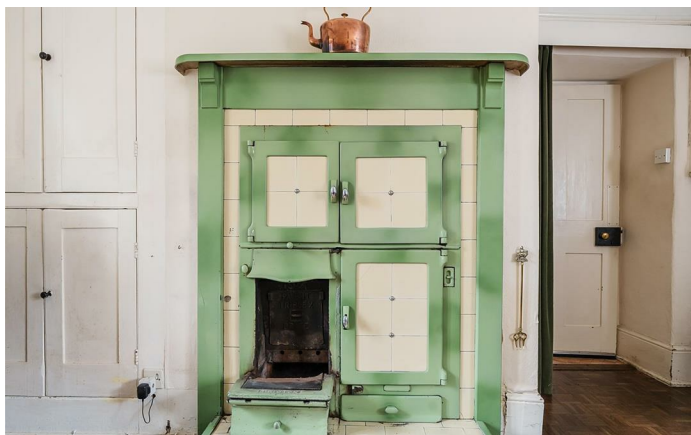
1st time to the market since 1923. An iconic village house enjoying an idyllic location overlooking the village green. The house was originally two properties with the original forge building adjacent and various ancillary outbuildings providing excellent potential for conversion to further accommodation, providing flexible living with the forge building if so desired subject to the usual consents.

The main house offers excellent potential for improvement and enlargement with many period features throughout. The property is offered for sale with 3 principle bedrooms to the 1st floor and two reception rooms to the ground floor. As well as a family bathroom to the 1st floor, and private back garden. The outbuildings consist of the forge building with the original bellows and furnace from the working forge adjacent to the stable. Further outbuildings include a store and workshop to the western boundary. Within the curtilage there is also an old cow shed, (milking parlour) which we believe in the late 1940s and for the next 40 years the cows were milked in the Forge buildings, the milk bottled and then delivered throughout the village by the Kirtland family who lived at the Forge for 3 generations, there is a wooden double garage and further store with parking for a number of vehicles.

Offered to the market with no onward chain - Kirtlington is a highly sought after village, due to its attractive location and village feel. The village is approximately 8 miles from Oxford, and offers easy access to the A34 and the M40 motorway which is approximately 8 miles away. A further attraction is Kirtlington Park an 18th-century Palladian country house about half a mile east of Kirtlington village.







Forge, North Green, Kirtlington, Kidlington, OX5 3JZ

Approximate Area = 1376 sq ft / 127.8 sq m (exclude unmeasured wc)

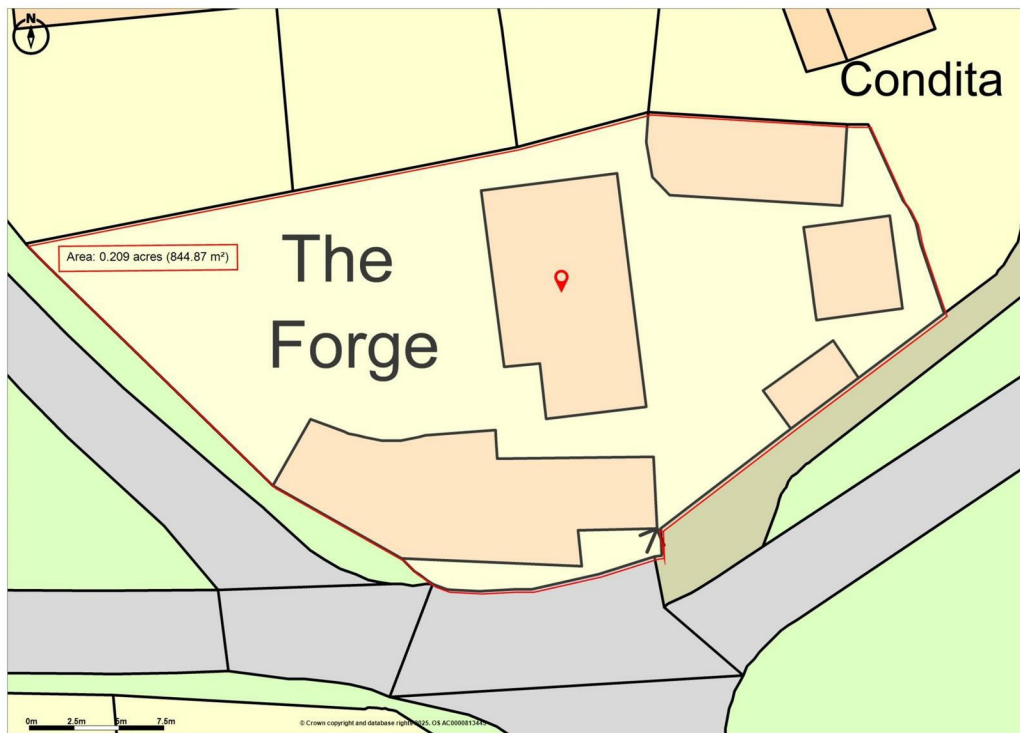
Garage = 287 sq ft / 26.6 sq m

Outbuildings = 2131 sq ft / 197.9 sq m

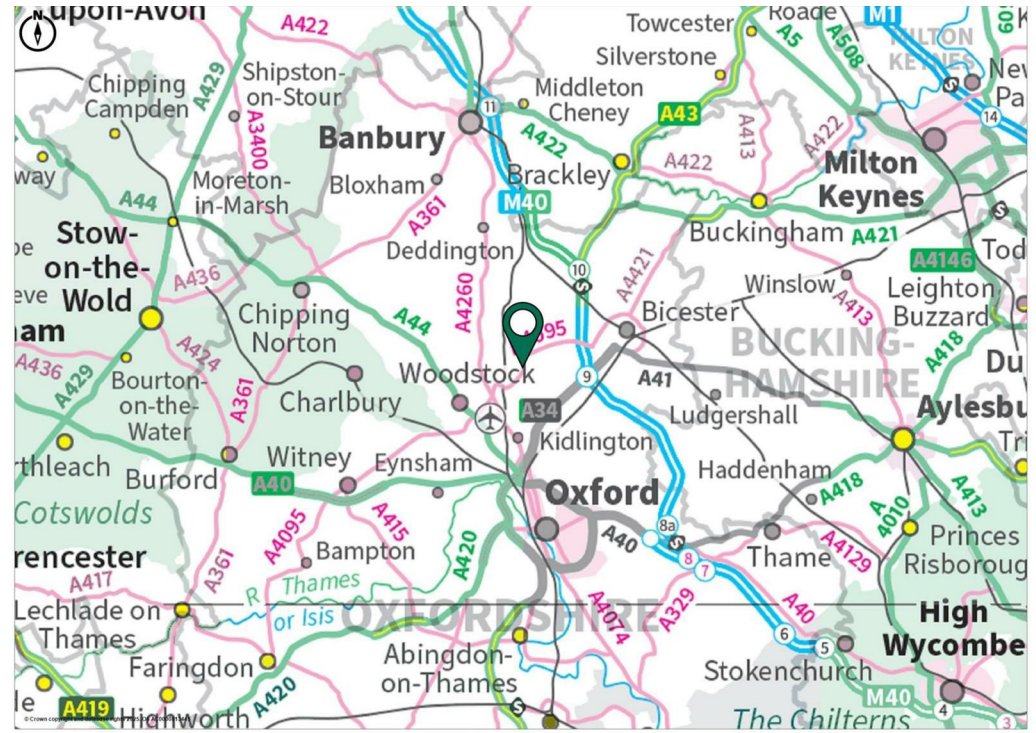
Total = 3794 sq ft / 352.3 sq m

For identification only - Not to scale





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Plotted Scale - 1:300. Paper Size - A4



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONTACT

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Viewings strictly by prior appointment
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DIRECTIONS to OX5 3JX

Travelling from the A34 take the exit for B407 or Bletchington, drive through the village and take a right turn down Springwell Hill, follow the road until you can turn right to the A4095 the follow the road into Kirtlington, or, come down the A420, come off on the Western by-pass road, down A34, then come off at Bletchington as above. The property is on the green, as indicated by our D&S For Sale board.

what3words:///rules.dentures.warrior

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