

# Sundown

CROWCASTLE LANE, KIRTLINGTON, OXFORDSHIRE, OX5 3HP

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BY BRECKON

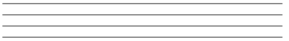




Set back down a quiet country lane, Sundown is a sensational five-bedroom family home situated in the ever-popular village of Kirtlington.

Approx Gross Internal Area: 3,127 sq. ft.

SUNDOWN, CROWCASTLE LANE, KIRTLINGTON, OXFORDSHIRE,



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IMAGES:  
Dusk Rear View, Garden Room



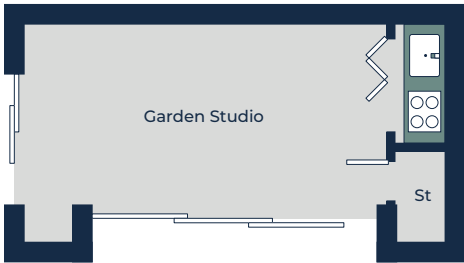
Having been the subject of extensive renovations in recent years, including a full redecoration earlier this year, the property was designed inverted to make the most of the light, space and exceptional views over the village allotments and fields beyond. Devised by renowned architects Anderson Orr, with Cotswold stone to the ground floor and larch cladding to the first, the property blends in with its countryside surroundings.



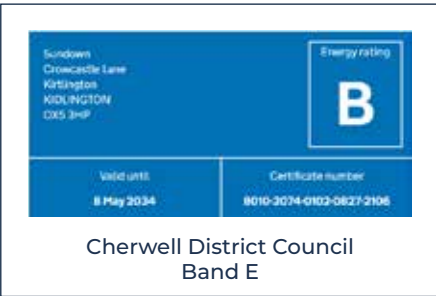


GROUND FLOOR

Principal Bedroom	5.28m x 3.79m	17'4" x 12'5"	Bedroom 5	3.85m x 3.31m	12'8" x 10'0"
Bedroom 2	4.06m x 2.88m	13'4" x 9'6"	Garden Room	5.13m x 3.53m	16'11" x 11'8"
Bedroom 3	3.77m x 3.04m	12'5" x 10'0"	Garden Studio	7.18m x 3.10m	23'8" x 10'2"
Bedroom 4	3.64m x 3.03m	12'0" x 10'0"			



(Not Shown In Actual Location / Orientation)



IMAGES FROM LEFT:  
Principal Bedroom, Dressing Room



The inverted plan positions all five bedrooms on the ground floor, along with two family bathrooms – both completed to an incredibly high standard. All bedrooms benefit from direct access on to the surrounding gardens. A garden room also sits on the ground floor and has wraparound glazing that opens to a covered terrace space, perfect for summertime indoor/outdoor living.



IMAGES FROM LEFT:  
Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5



IMAGES FROM LEFT:  
Family Bathroom 1, Family Bathroom 2, Boot Room

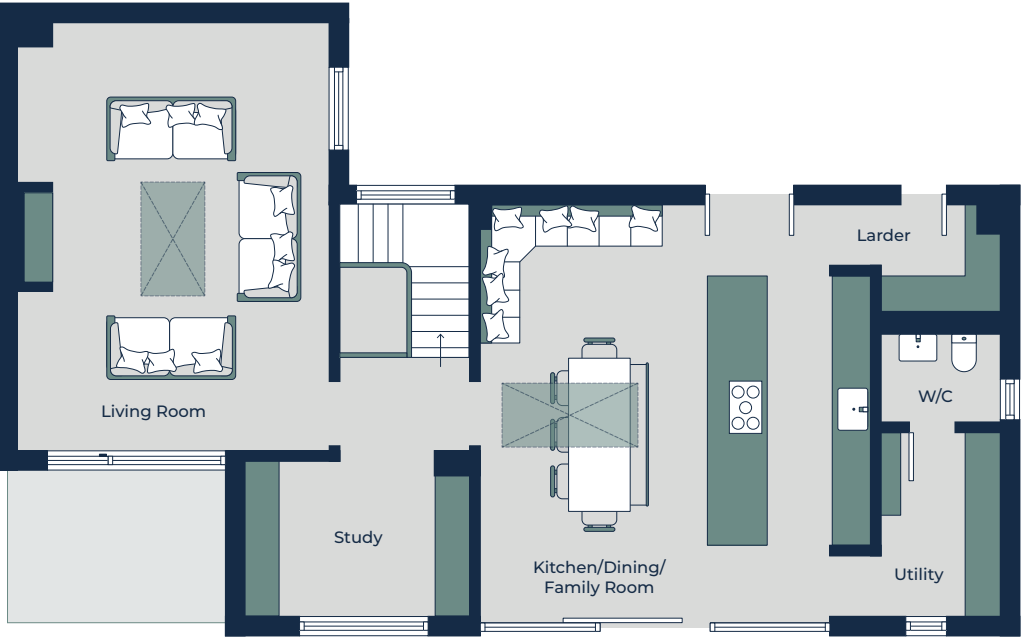






The sitting room is also dual aspect and features an incredible rough plaster finish chimney breast with glass-fronted log fire. European oak floorboards complete this fantastic room.

IMAGES:  
Sitting Room, Bedroom 5



FIRST FLOOR

Kitchen/Dining/Family Room	7.09m x 6.64m	23'3" x 21'9"
Living Room	7.28m x 5.31m	24'0" x 17'6"
Study	3.83m x 2.66m	12'7" x 8'9"
Utility	3.15m x 2.06m	10'4" x 6'9"





IMAGES FROM LEFT:  
Kitchen/Dining/Living Room, Larder, Kitchen, Utility Room



The main living spaces are on the first floor and all benefit from oversized windows to let natural light in. The kitchen/breakfast room has been designed with entertaining in mind with two ovens and two dishwashers with separate utility room, WC and pantry area. The large island takes centre stage but there is still plenty of space for a large dining table and corner seating area. Sliding electric shutters are in place for privacy and to protect from the afternoon sun.

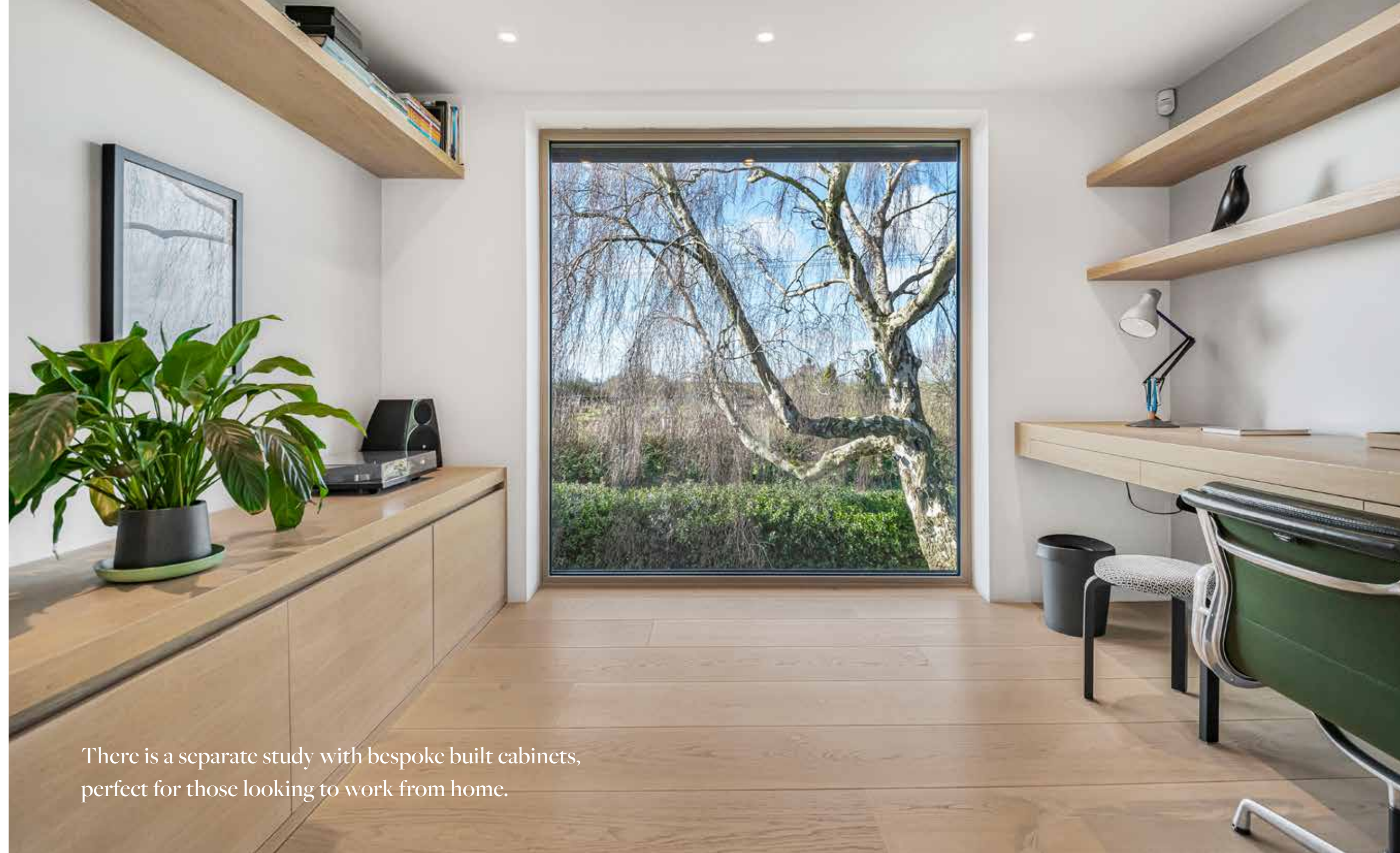




IMAGES:  
Dinning, Living Room





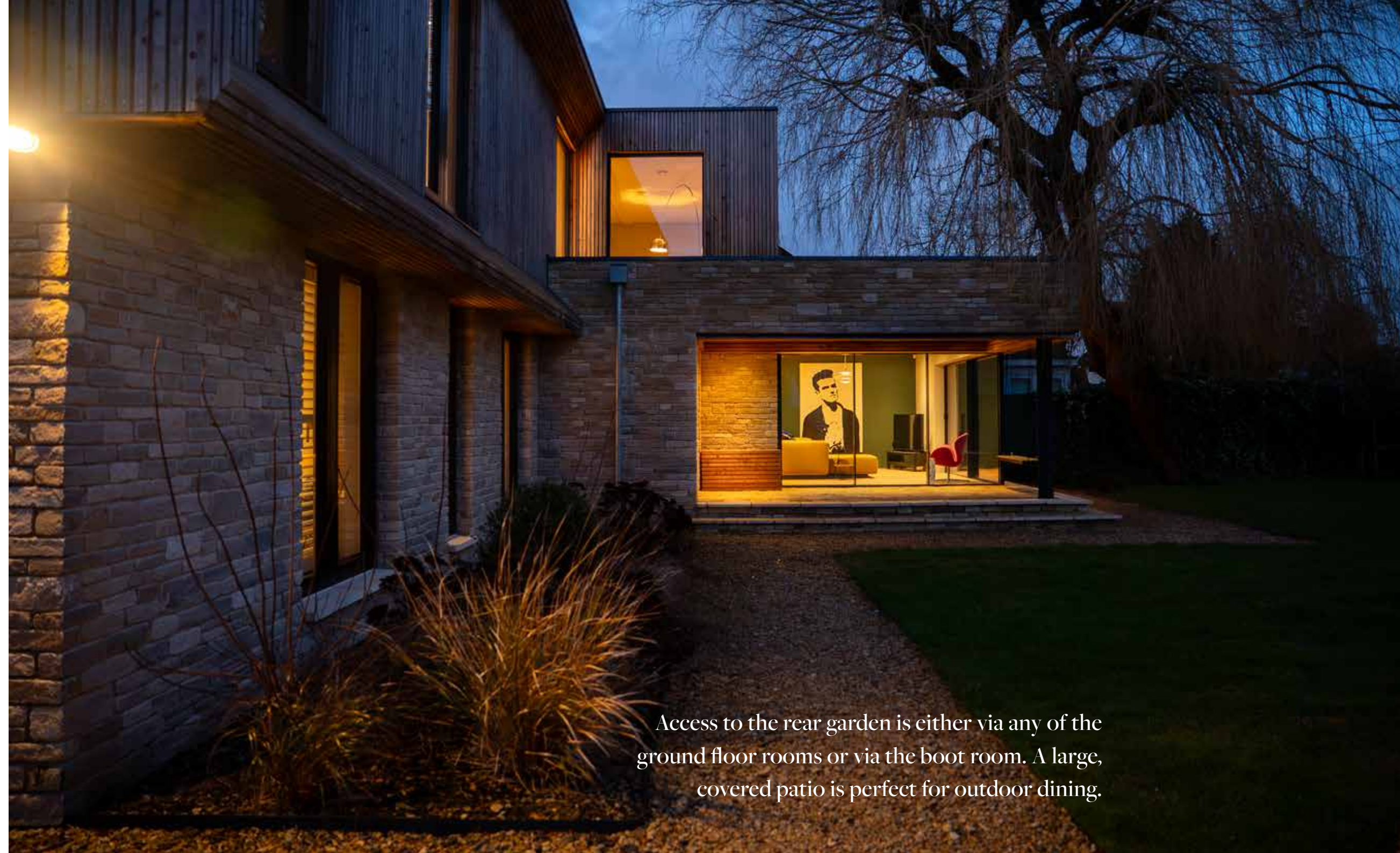


There is a separate study with bespoke built cabinets, perfect for those looking to work from home.

IMAGES FROM LEFT:  
Study, Living Room, Stairway







Access to the rear garden is either via any of the ground floor rooms or via the boot room. A large, covered patio is perfect for outdoor dining.

IMAGES FROM LEFT:  
Dusk Rear View, Back Door, Garden View





There is a large garden studio with kitchenette and plumbing for a WC, which offers a potential sixth bedroom for visitors or perhaps a home gym or separate home office.

IMAGES:  
Garden Studio

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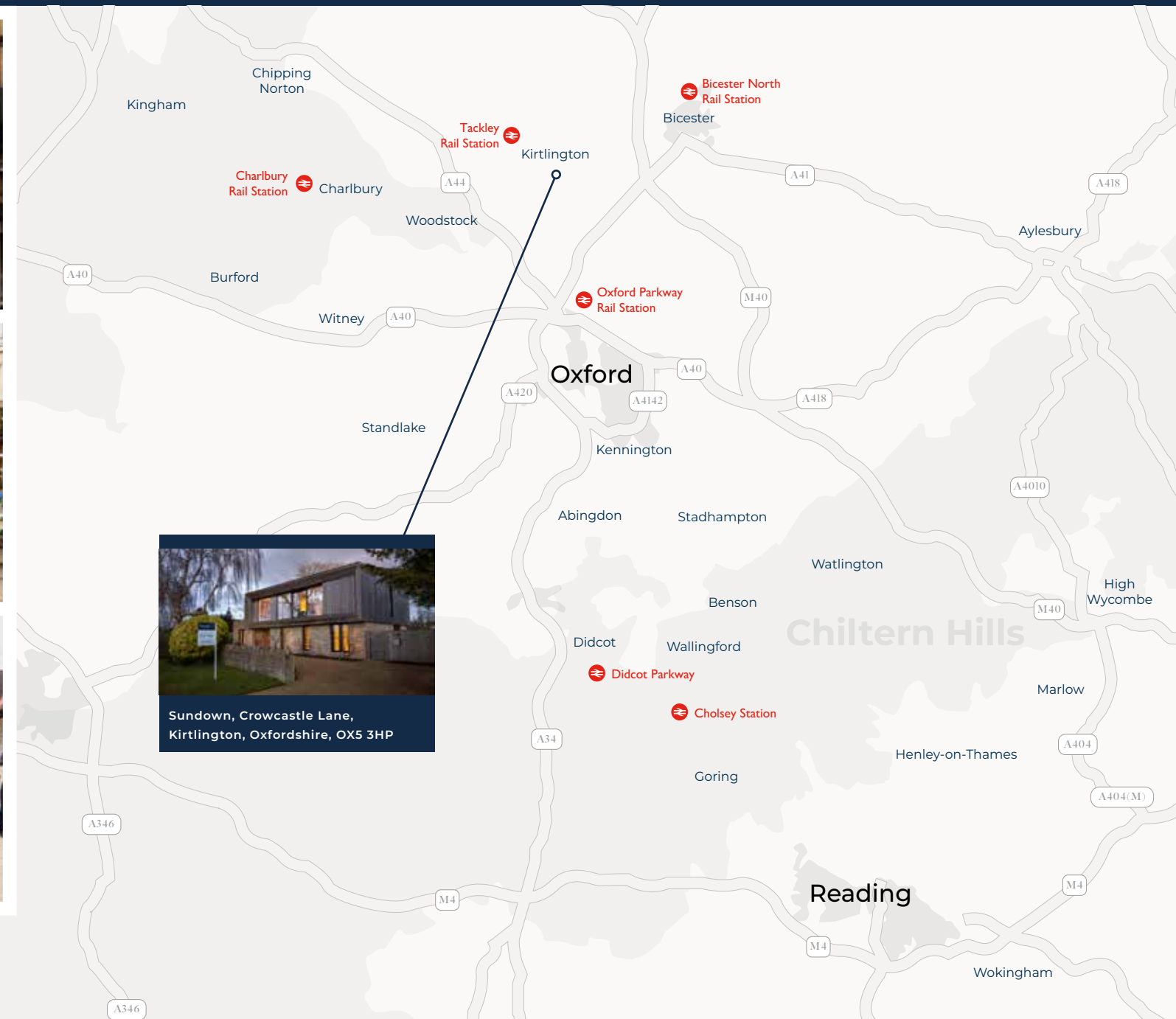
The house is east-facing at the rear and west-facing at the front, providing ample natural light throughout the day. The plot and gardens wrap around the entire property and are spacious enough to offer sunny spots all day long. The garden has been thoughtfully designed with well-stocked borders and raised beds, along with a vegetable patch. A tall willow tree provides a shaded area for those looking to escape the sun. At the front of the property, there is off-street parking available for several cars. Additionally, the property has vehicular access via Park Close, off Heyford Road.





IMAGES FROM TOP:

Ship Street, Oxford City Centre,  
Woodstock,  
Bicester Village, Bicester



Sundown, Crowcastle Lane,  
Kirtlington, Oxfordshire, OX5 3HP



## Kirtlington

Kirtlington is an attractive and highly sought-after village located approximately 8 miles north of Oxford. The village boasts a polo club, a golf club with a clubhouse, and an active village hall that fosters a strong sense of community. Local shopping options are just a short drive away in Bletchingdon (with a co-op), while both Weston-on-the-Green and Tackley offer community-run village shops with a post office.

In addition to its amenities, Kirtlington features a children's play park and offers scenic walks through woodlands, along canals, near the stud farm, and at the local old quarry site. The village is home to two village greens and a duck pond, as well as a well-regarded primary school, a parish church, a pub, and a pub/restaurant.

Transportation is convenient, with a bus service connecting to Oxford and Bicester. Railway stations in the nearby market town of Bicester and at Oxford Parkway in Kidlington provide services to London (Marylebone or Paddington). The M40 motorway (Junction 9) is approximately 7 miles away, facilitating access to London and the Midlands.

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## Ready to view?



## get in touch

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