





Winterfell, 12 Park Close, Kirtlington, OX5

3HR

Guide Price £650,000

A really great mix of space and practicality, it adds the rare plus of a wonderfully spacious and private garden

Large and bright accommodation set in the quietest of cul-de-sacs just a few minutes' walk from a fab school, village hall, gorgeous parkland walks & all this popular village has to offer. 4 bedrooms (1 en-suite), large kitchen, separate dining & living rooms, lovely garden, & ample parking.

Kirtlington is a vibrant village with a good community. Locally there is a well regarded village school which is also a feeder to the Marlborough School in Woodstock, a popular pub, community store and a fine church dating to Norman times. Within a short distance (c.1 mile) Kirtlington Polo ground and Kirtlington Golf club are further attractions. Travel to Oxford, London and Birmingham is straightforward by either road or rail, and frequent bus services offer public transport to most local towns. For further information about the village please visit en.wikipedia.org/wiki/kirtlington.

Park Close is a deliciously quiet cul-de-sac, built in the 1970s and 1980s. It is a pleasingly diverse mix of single and double story houses, making it feel organic and relaxed. It's also worth noting that in recent years most of the properties have been extended, improved, some even replaced with more grand items, such is the desirability of both the village and this location within it. Number 12 is quite unassuming from the kerb, giving little indication of the rather sizeable house that lies within. The garage was converted some years ago to provide a huge kitchen, and the remainder of the house extends out across the rear, from where it provides a delightful and tranquil view across the rather generous garden. Our vendors have recently carried out some significant improvements, as a result of which it is spick and span throughout. For a growing family, it is a wonderful proposition.



Heading up the path to the right hand side of the house, the entrance door leads into a pleasingly bright hallway with a tiled floor. You can instantly see that a lot of work has been done, from the perfect new carpet covering the stairs in front of you to the stylish, modern timber doors with stainless steel hinges! Under the stairs the cupboard is set up for laundry, with plumbing/space for both washing machine and a drier. On your left, a pair of glazed doors open wide into the generous kitchen. Large windows across two sides make this room feel even larger than it really is. Timber units run down left and right, "fully loaded" including spaces for both a US-style double-width fridge and a range cooker on the right (the existing cooker could be available under separate negotiation). This is all focused around the large central island with its generous breakfast bar. As family kitchens go, this has few competitors.

Back across the hall, a further pair of glazed doors open into the dining room. It's such a great space that a table and eight chairs would sit here with the greatest of ease, leaving masses of room for all manner of other furnishings - Welsh dresser, chests of drawers, and the like. And to the rear where there were more double doors, the aperture is now open into a huge living room, thereby maximising the light into the dining space. The dimensions are particularly generous, but what is even more rewarding is the delicious view across the pretty gardens behind through two pairs of French windows! These provide such wonderful natural light that it's a pleasurable room to use on any day of the year. And in winter, the modern woodburning stove in the corner will be a lovely feature all will enjoy.

Heading round to the right, a further hallway feeds off to 3 of the 4 double bedrooms. First on the right, this is a great room with a pair of windows looking out over the deep, lawned front garden. Next door, a more compact bedroom is currently used as a mix of study and dressing room, but would serve very well as a compact double if desired. Directly opposite, another good double bedroom this time looks out over the gardens to the rear, a lovely view. And this time there are two large double wardrobes fitted. Serving all 3 as a modern bathroom that is tiled across all walls and the floor for ease of maintenance and cleanliness. The pristine white suite includes a bath over which is a thermostatic shower. And completing this space there is an airing cupboard just next door.

The house has one more trick up its sleeve internally. The aforementioned stairs lead up from the first hallway, turning to rise into a broad landing with space for a blanket chest or like at the top. The whole of this space is dedicated to the main suite, and as such it's pretty sumptuous. Occupying all of the eaves, the bedroom is large by most standards. A pair of roof windows to the left combine with a gable end window looking out to the end of the cul-de-sac, beyond which there are trees and allotments. As elsewhere, it is newly carpeted throughout and newly decorated. And the ensuite to the main bedroom is a delight. Travertine marble tiling is warm and welcoming, and frames a really lovely suite that includes a good size shower.



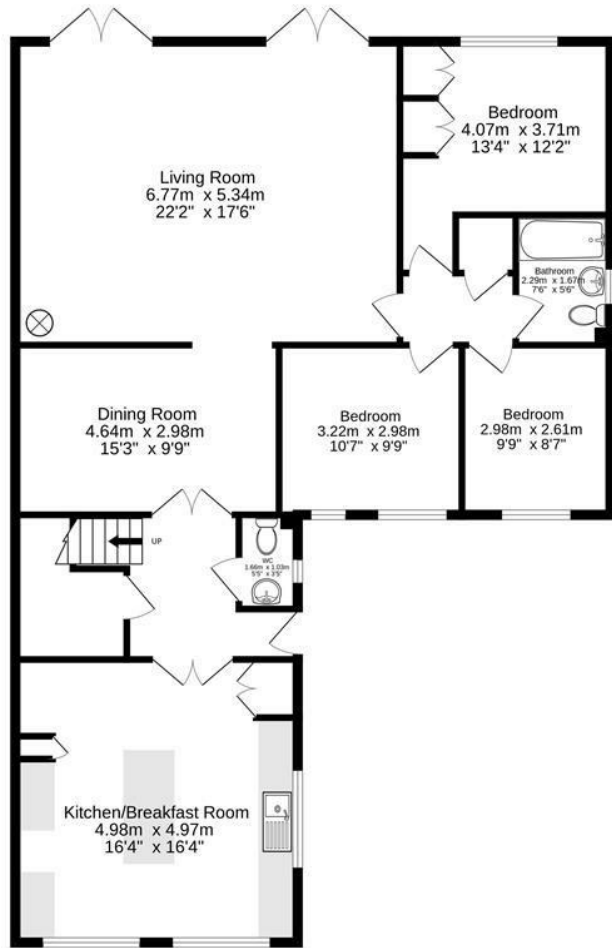


Outside, this house has just as much to offer. To the front, the driveway is currently set up for two or three cars. As the plot is wide and deep, running some distance to the main house including lawn and various borders, far more parking could be provided if you wish; but with no restrictions in the cul-de-sac, parking here will never be an issue.

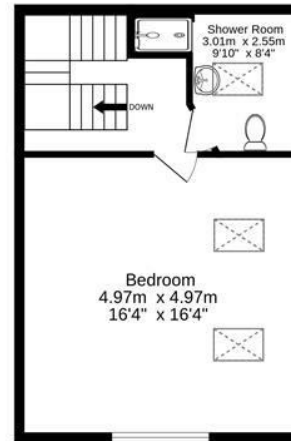
A gate to the right hand side takes you through to the back garden, with a convenient space for bins just before the rear garden broadens out past the oil heating tank. It is such a lovely space! With almost no directly overlooking window from any quarter, it is almost perfectly secluded. An ample lawn runs away to the far boundary, with a terraced seating area immediately behind the living room. You'll notice there are several large sheds in the rear left corner, but so ample is the space they're almost hidden from view beyond the plethora of shrubs, flowers, and several rather beautiful, mature trees. It is a particularly lovely space, perfect for entertaining or just enjoying family Sunday. And the size and shape ensures it catches the sun at any time of the day.



Ground Floor
124.3 sq.m. (1338 sq.ft.) approx.



1st Floor
37.1 sq.m. (400 sq.ft.) approx.



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TOTAL FLOOR AREA : 161.5 sq.m. (1738 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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