





The Dairy, Kirtlington Park, Kirtlington, OX5

3JN

Per Month £2,950 Per Month

A complete one-off in a completely unique setting. For lovers of exquisite peace and a historic location, there is little better.



Beautifully renovated Dairy within the grounds of Kirtlington Park, c.400 acres of Capability Brown gardens. Two en-suite bedrooms, elegant drawing room, elevated ceilings, bright sash windows, and a serenely peaceful garden, adjacent to a popular village with quick access to Oxford and London.

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. A pint and delicious locally grown produce in the Oxford Arms, perhaps coffee or tea in the Dashwood. Beautiful walks by the canal, or through the old quarry. A fine First school that attracts families from far and wide. And with Oxford, Birmingham and London easily accessible via road and fast rail services, the mix of charming village with city access is perfect.

In 1741 Sir James Dashwood commissioned designs for a new mansion on his estate, to be set in a clearing made in what had previously been known as the Great Wood, a wood of oak and Spanish chestnut. The house was ready for occupation by 1746 and the gardens were initially influenced by the then Royal Gardener, Thomas Greening, with Lancelot "Capability" Brown then commissioned to design and execute another of the wonderful landscaped yet seemingly organic designs for which he is so well known.



Extending to circa 400 acres, the parkland that cossets the house is exquisite rolling pasture punctuated by mature trees. Initially the house is hidden from view when first entering the park, but as you top the rise the Palladian mansion appears with all the grandeur expected. As you draw up to the frontage, the drive continues past, curving left then right round to where The Dairy sits in a discreet position on the far side.

Sharing all the beautiful Palladian architecture of the main house, the facade is exquisite. Honey stone frames a doorway that leads into a tall and lengthy vaulted space central to the house. Immediately to the rear, the perfect spot for perhaps a dining table or maybe a desk is bordered by a pair of glazed French windows to the rear, affording the first glimpse of the fine gardens behind. The room broadens and runs a good distance to the left, with an original dairy wheel still affixed to the wall. At the end the fireplace is elegant, flanked by a plethora of bookshelves. The kitchen sits behind a pair of doors on the left, with a range of smart, high quality units running along either wall, centring around an Aga range cooker. The ceiling is also vaulted, with appealing timbers spanning the void.

Opposite the kitchen, the drawing room is very much the star of the show. Windows on three sides flood the room with light, flattering the already excellent proportions. Glazed doors to the rear provide access to a timber door which opens onto the terrace, flanked by large sashes with window seats, offering the most alluring view of the charming gardens, beyond which is the grounds of the wider Capability Brown park.

Two bedrooms are provided. The main bedroom, situated inside the house, is bright and welcoming with two large sash windows offering a view of the gardens. It is large, light and attractive, with a range of fitted wardrobes and storage fitted to one side. En-suite to it is a well presented and high quality shower room. Just opposite the front door, a second bedroom (also equipped with an immaculate en-suite) sits within a separate converted barn, offering guests complete privacy in a beautifully appointed room.



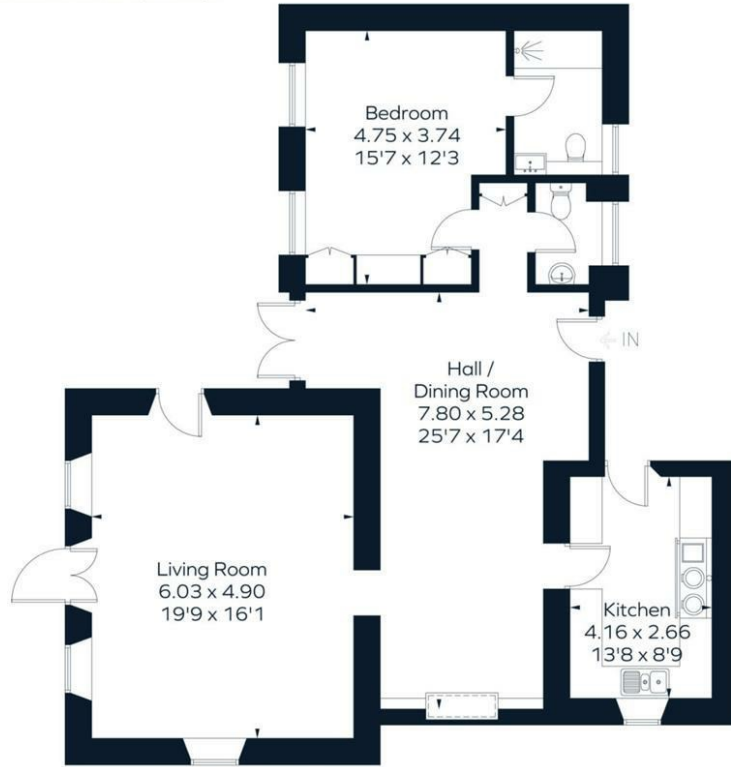


Outside, there is ample parking adjacent to the front of the house. To the rear, the gardens are charming, with a pretty terrace for sunny dining flanked by a broad lawn of some size, boundaried with a wide array of mature trees, hedgerow and also a slender iron post and rail fence to the rear. It is blissfully quiet and completely secluded. The wider park provides rolling pasture dotted with many ancient oak trees, accessible for walking and relaxation, a uniquely wonderful place to enjoy.

Note that due to the nature of the various shared services and utilities of such a location, the landlord will pay for the Oil, Electricity, Broadband, Council Tax, TV license and Water hence will ask the Tenant to pay £625 pcm towards these costs (subject to fair usage).



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)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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(Not Shown In Actual Location / Orientation)
 Outbuilding



Material Information QR code:



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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