





1 Dashwood Mews, Kirtlington, OX5 3JX

Guide Price £595,000

**Space, style, character and positivity all in one charming cottage that's presented in excellent condition throughout.**

A beautifully renovated & very roomy (c.1,620 sq ft) cottage in a peaceful mews of just eight houses arranged round a pretty green, barely a few minutes' walk from amenities inc a pub, tea room, country walks & Capability Brown parkland. Four beds, two receptions, open fire, beams... Delightful.

Kirtlington needs little introduction locally. It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons. The great local primary school also feeds through to an excellent C of E secondary in Woodstock (with private schools also within easy driving distance). A popular pub provides great food and drink. Close road and rail links (40 mins to Marylebone from Bicester North - 6 miles away) provide immensely easy commuting. The old stone quarry by the canal, plus the Capability Brown gardens of Kirtlington Park, offer lovely walks etc. But for many, it's the community with its all-inclusive ethos, sense of vibrancy and spirit that makes it the sort of place people rarely want to leave.

Dashwood Mews is a secluded handful of houses ranged around a pretty green, hidden away from sight behind other properties. Consequently it's an idyllic, tranquil and safe place that is a delight to live in. Number one is perhaps the jewel in the crown, beautifully renovated and improved in recent years so today it strikes that perfect balance between appealing character and stylish, modern fittings. The feeling of space and light is surprising as many cottages cannot offer high ceilings, large windows and good proportions; it's also well laid out hence easy to use. But as with any old house, it's not just what it does, it's how it makes you feel. And this house sets you at ease, a happy and positive place that encourages you to relax in comfort. There is little in the village that can offer anything like this much charm for a similar price, be quick...

At the front of the house, a stone porch provides excellent shelter and a place to remove boots/ drop the shopping before heading into the house. The high quality oak floor has a lovely patina and hue, and a mark of the detail and thought applied is the way it runs seamlessly through to the kitchen. As you walk into the living room, the character is instantly inviting, with your eyes first drawn to the open Inglenook fireplace and the beams overhead. The proportions are excellent, but that's not just the room dimensions it's also the ceiling height, which is unusually generous for a cottage of this age, and this all adds up to a room that is bright and positive.

- Beautiful and historic
- Bathroom & cloak room
- Separate dining room
- Great character & style
- Ample living room & fireplace
- Driveway parking
- Four pleasant bedrooms
- Large, modern kitchen
- Quiet, private garden



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Continue through into the kitchen and there is more of the same feeling. Units running round three sides of the room provide exceptionally generous storage, and they are topped off with a long run of thick timber work surfaces that should be ample for almost any need. All of which beautifully complemented with a freestanding breakfast bar with more storage. A modern oven and hob are fitted, along with a dishwasher, and there is a space for a fridge/freezer. The window to the rear looks out onto a very secluded garden, and glazed double doors to the right give access to it. Up two steps to the left is the dining room, providing ample space for those family meals, or even entertaining friends.

In the dining room, the packaging is well executed. To the front, a glazed door takes you through to what was part of the garage but now very effectively converted into a utility room, complete with plumbing for a washing machine as well as more storage units and a work surface. The dining room is stylish and very roomy, perfect for the largest of family gatherings when needed. And under the stairs to the rear, a modern cloak room has been created, alongside which is a store cupboard. At the top of the stairs, the first of the four bedrooms could be (and has been) a very good double but currently is a study/music room.

From the living room, an elegant staircase runs up to three bedrooms. The first floor landing is rather appealing, pristine in white with the pleasant contrast of a thick original beam overhead. Head to the rear and the larger bedroom on this floor is a great double, surprisingly generous and includes plenty of space for a large wardrobe. Two windows to the rear also flood in great natural light. Back down the landing, the bathroom is a very pleasant surprise. Immaculate throughout, the white that predominates is contrasted perfectly with a dark stained timber floor. A roll top bath and separate shower between them cater for all tastes, and the Victorian style radiator and towel rail to the right is a lovely touch. At the end of the landing, the smallest bedroom is equally ideal as a child's room or a study, and the outlook across the green to the front is captivating.

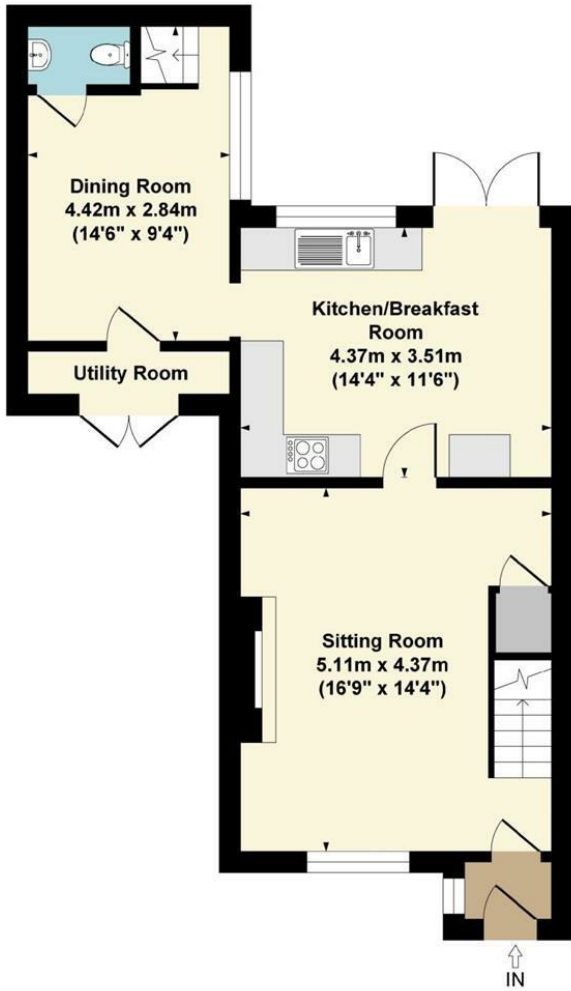
Take the stairs to the top, and a beautiful, large vaulted bedroom complete with exposed roof joists and stone is irresistible! The proportions are excellent, ample for the largest of beds, and this is further assisted by the eaves cupboards running the length of the rear, negating the need for extensive other storage. As with the smaller bedroom on the floor below, the view is delicious - but from this more elevated position you can also see out across the landscape of Kirtlington with its lovely character buildings.

Outside, the house sits on the end of a row of just four, with a dedicated driveway running up to the front of the garage on its left. The Green is wonderful, with a variety of trees dotted around on a sizeable oval of lawn that's very pretty, next to which the drive for the Mews runs past neighbouring properties to the village road. At the front of the house, lawn either side of the path to the front door is punctuated with shrubs and flowers, a very appealing facade. Behind the house the garden has been elegantly arranged to maximise the space. A central lawn of artificial grass ensures no maintenance, and round the edges various planters are arranged to offer a relaxed and attractive spot for peaceful dining, and to the rear a gate leads back out to a path for easy access. For those wanting a larger area to stretch their legs/ exercise dogs or children, open walks across beautiful open land are barely a couple of minutes' walk away.

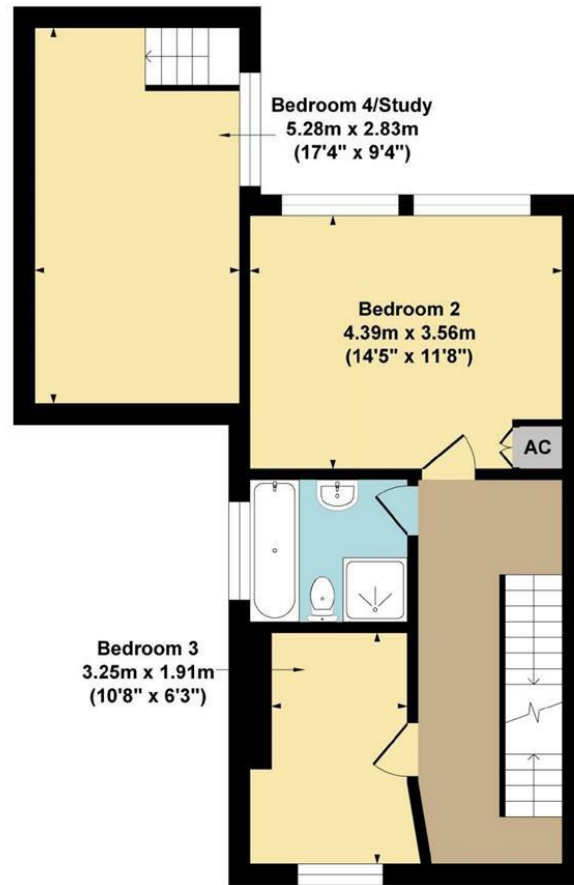
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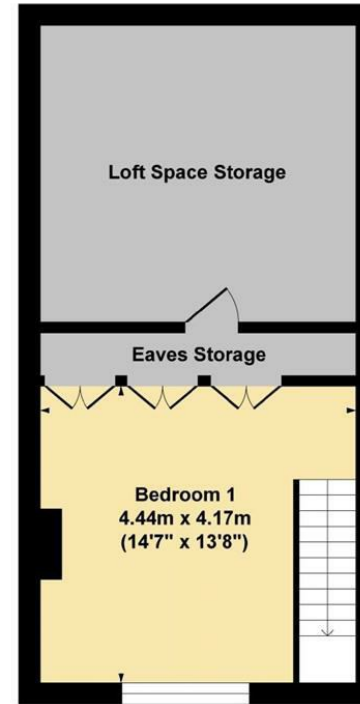




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**DASHWOOD MEWS**  
**APPROX. GROSS INTERNAL FLOOR AREA 151 SQ M / 1626 SQ FT**

Material Information QR Code:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice**

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