





In stunning condition throughout, a wonderful modern family home offering the very latest stylish interior

Immaculate in every way, & opened up to provide a fabulous living space the envy of many homes at twice the price, this house is deliciously well specified, light & bright. South facing garden, ample parking, & set at the end of this quiet cul-de-sac a short stroll from the centre of the village.

Kirtlington needs little introduction locally! It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons for being here. Try the walks through the woodland in the old quarry and down the canal, or have a pint in the Oxford Arms. Then check the time to distance to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Frequent bus services to Oxford, Kidlington etc are available from a stop just opposite the entrance to Roman Close, and the walk to the school is just a couple of minutes. There are many reasons to live here. But its all-inclusive ethos, sense of vibrancy and spirit is the primary reason Kirtlington is the sort of place people rarely want to leave.

6 Roman Close is a splendid and utterly stylish detached house tucked away in a peaceful spot at the end of a cul-de-sac on the edge of Kirtlington. In the last few years successive owners have lavished obsessive care and attention on upgrading the house from front door to back fence. Most recently, the garage has been integrated with the rest of the living space, creating a fabulous living area larger than many houses twice the price. The Nest heating system provides remote mobile phone control, and even CCTV coverage, from anywhere in the world. There is a Silestone work surface in the kitchen, with elegant fittings and a breakfast bar. Even the bathroom features a 2 metre long walk-in shower with Grohe fittings that include a 15 mm thick floor-to-ceiling glass screen. And did we mention the automated lighting in the en-suite? This house will surround you with luxury in every way.

Entering the house you are greeted by a very smart and very light hallway with stairs to the first floor. The immaculate presentation and light really does set the tone of what the house offers throughout. The hall has a pair of useful cupboards, and there is an immaculate cloakroom. In complete contrast to the rather compact feel of the original design, our vendors' works have resulted in a layout and proportions downstairs that would be the envy of many houses at twice the price. On the right of the hall, a door leads to a modern kitchen with a full suite of Siemens fittings including fridge/freezer, electric oven and gas hob, dishwasher and washing machine. The upmarket units with their delicate pastel shades contrast exceptionally well with the bright modern floor tiles and the Silestone tops. The wall to the rear has been removed to integrate the breakfast area with the kitchen. But that's just the start...

- Quiet cul-de-sac, no traffic!
- In beautiful, updated order
- Splendid open-plan living
- Three bright bedrooms
- En-suite, bathroom & cloak
- Smart modern kitchen
- Ample block paved parking
- Low maintenance garden
- Premium village



6 Roman Close, Kirtlington, OX5 3EX

Offers Over £500,000

Open-plan to the kitchen, the extended and linked living spaces are bright, generous and exceptionally stylish. A set of wide bi-folding doors behind what is now the large dining room provide a wonderful view of the garden. And because it faces South and West, the natural light is wonderful. It's a great space, and because it's directly next to what was traditionally the breakfast area, its use could just as easily be a sitting room or home working space as a dining space - the choice is yours. But in addition, as for most of us, the attached garage was always just a storage space and thereby rather a waste. Hence our vendors have integrated it with the rest of the house, and in the process given it some real style and character. Where there was a garage door is now a wide window. The side wall is panelled, adding texture and a little panache. And the rear wall includes a neat recess perfectly housing a wall-mounted TV (not included). It's a truly stunning and pampering space.

On the first floor all the rooms are light and airy. There are three bedrooms, all are a good size and even the smallest could be easily used as a double if required. The main bedroom sits at the rear, which ensures a wonderful view over neighbouring gardens to miles of countryside. It features a generous set of fitted wardrobes/ storage cupboards. Adjacent to it the high quality en-suite shower room has a wide pan glass-fronted cubicle with full tiling, and an ultra-modern shower. The family bathroom is equally well specified; a huge soaker head inset into the ceiling will refresh the most tired of bodies! The patterned stone tiling contrasts beautifully with the brilliant white suite, and with a single sheet of glass as the screen keeping the lines minimal, it's a fine design. And NB both the bathrooms feature WarmUp underfloor heating, which again can be controlled from anywhere.

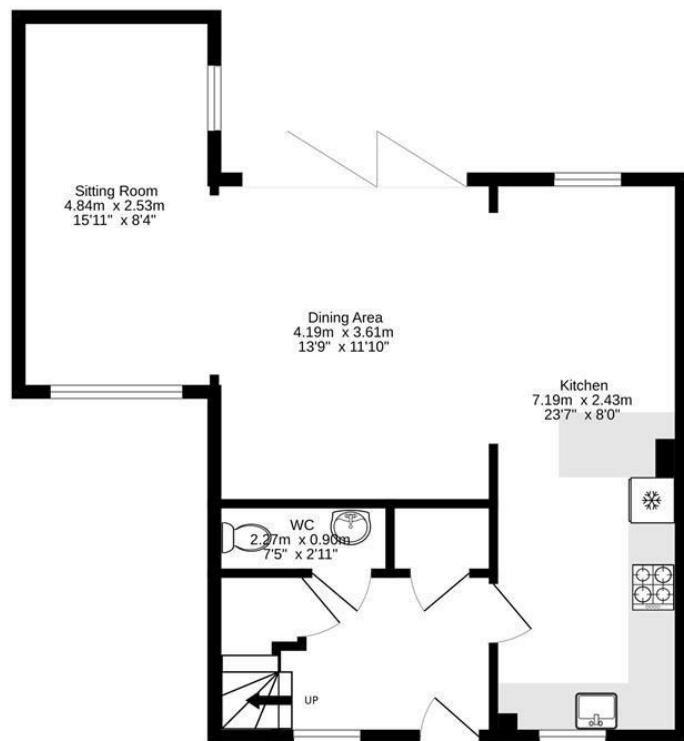
Outside, the property is exceptionally well planned. To the front the whole of the width of the plot has been surfaced in smart block paving to provide generous off street parking. A traditional open porch is an appealing and practical feature of the frontage, flanked by a pair of very smart carriage lamps providing outside lighting. Slender borders either side of the porch are neatly filled with pretty box hedging, softening the facade. On the right hand side a door leads to a wide side path that's perfect for storing bikes, bins, whatever needed, and continues to the rear garden.

This south-facing space is enclosed by close-board fences keeping it safe and secure for children and animals. The terrace continues all the way from outside the dining room to the rear of the sitting room, deliberately planned to catch the sun at all times of the day. The lawn is a high quality artificial surface, to ensure less mess inside the house. It's ample for most needs, but for those wanting more space to spread their wings, walking into the local spinney, Kirtlington Park or a variety of other open countryside walks is just a few minutes' away.

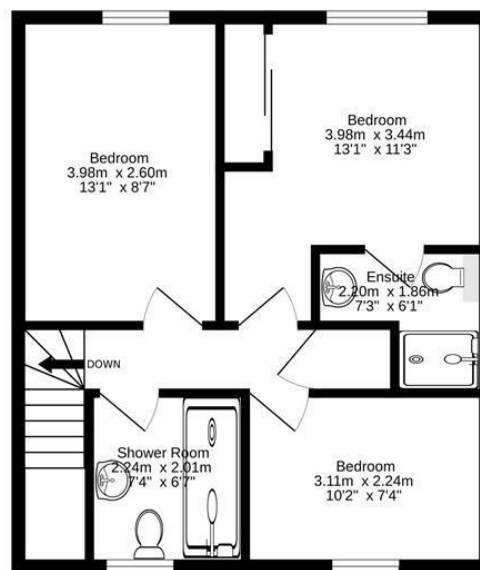




Ground Floor
55.5 sq.m. (597 sq.ft.) approx.



1st Floor
42.8 sq.m. (461 sq.ft.) approx.



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TOTAL FLOOR AREA : 98.3 sq.m. (1058 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		90
(81-91) B	78	
(69-80) C		
(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 	

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

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