









Rivendell, Hatch End, Kirtlington, OX5 3NH

Guide Price £1,475,000

**Rivendell is a hidden gem, the perfect retreat from the outside world while still being just on its doorstep, and immensely practical with no stairs or steps anywhere.**

A particularly sizeable single storey house with NO steps. C.4,000 sq ft with large, bright rooms, detached annex, gorgeous gardens & 4 garages, in a completely private plot just minutes from the village centre. Vaulted living room, 6 bedrooms, plus ample gated driveway. Utterly peaceful & secluded.

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 Capability Brown's gardens in Kirtlington Park, or through the woodland in the old quarry; or have a pint in the Oxford Arms or Dashwood. Then check the travel time to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Frequent village bus services to Oxford, Kidlington etc are available, and the walk to the school and pubs is just a couple of minutes. There are many reasons to live here. But its all-inclusive ethos, sense of vibrancy and spirit makes Kirtlington the sort of place people rarely want to leave.

For devotees of Tolkien, the name of this bungalow will be familiar. In Lord of the Rings parlance, Rivendell is a "place of sanctuary". The house was built in 1987 by the owners of Eastleigh house next door in their orchard, as their retirement home and place to entertain their family. Because of that requirement there are NO steps in the entire property hence it is utterly mobility/wheelchair friendly. Completely hidden from view behind discreet gates, the house is in fact in the centre of the village. Once found it opens up to provide a very relaxed and peaceful plot with a house of enviable proportions. To give some scale to that statement, the living room alone measures over 700 square feet. The house and outbuildings total nearly 4,000 square feet, and this includes a detached annex plus 4 garages. In simplest terms, it's all the space most are ever likely to need, in one of the best villages in the area. By any yardstick, it's a rare find.





The feature front door boasts ornate ironwork detailing across a thick oak door. Inside, the porch ceiling joists are exposed overhead, and a pair of glazed doors lead to a generous hallway. The layout of the house is such that it could be used in many different ways. But as laid out today the kitchen, utility, and study all range round the sitting room, which looks out over the garden. Exposed a-frame trusses cross the vaulted ceiling. It's all focused on an Inglenook fireplace whose own proportions match the scale of the room. At the rear, a huge bay with glazing on three sides provides a fine place to sit overlooking the garden.

The kitchen is situated just a few steps away. As elsewhere, the proportions are significant. With acres of modern store cupboards, extensive work surfaces, even a smart Lacanche range cooker and with ample space remaining for a good size breakfast table next to a door that leads out to that same terrace enjoyed next door. In addition, there's a utility room with ample further store cupboards, plumbing for washing machine, dryer etc, next to which is a cloak room. Another door leads back out to the path by the annex.

Heading back through the main hallway, what we have termed a study would be an ample sitting room in most other houses. With its own stone fireplace, oak wall panelling, and delightful wooden floor, it's a very attractive and inviting room by any standard. However, as a study we feel it may be a less productive workspace as the view of the garden to the rear is diverting!

From the hallway head left, to the first of four main bedrooms. Wardrobes, chests, sofas, dressing tables have all found space in here with great ease. A triple fronted wardrobe provides masses of storage. And next to it the ensuite is of such a size that there is a large, walk in shower at one end with a large sunken bath at the other. Next door, another ample double also comes equipped with a generous range of wardrobes, next to which is a further good sized, fully tiled ensuite, this time "just" a shower room. At the end of the hallway, the third double bedroom unusually features deep bay windows to either end, the sort of idyllic spot we can imagine any child loving. The last of the double bedrooms inside the house sits adjacent to the living room and kitchen. As pictured, it has been arranged for disability care hence the track on the ceiling with a hoist that leads right through to an ensuite that is a wet room. Should such an arrangement be useful for the next owner, the design is particularly well executed and easy to use.

Looking at the outbuildings, right next to the house is a further detached, single story building that contains two identical ensuite bedrooms. Both are beautifully presented, with ceilings that open into the eaves, giving them character, both are equipped with en-suite bathrooms. This was designed for carers, teenagers, or extended family coming to visit. Its set up could easily be modified to create a very lucrative lettings space if required.









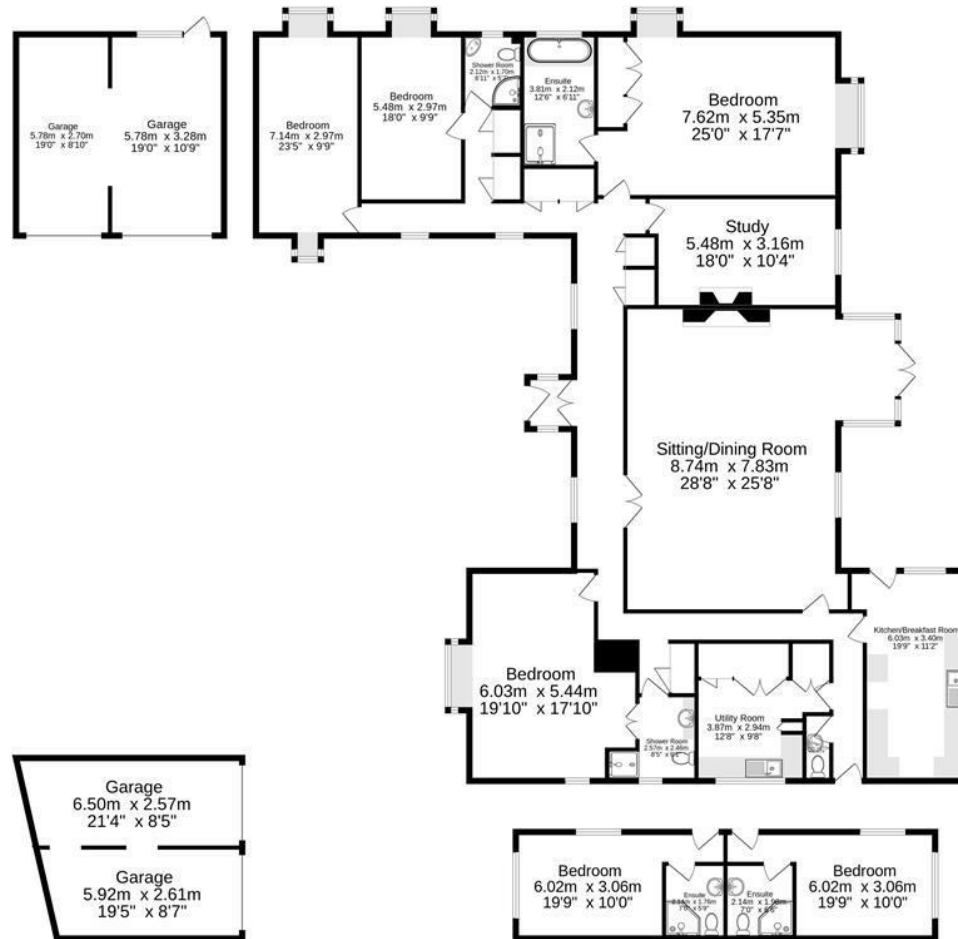
The house and its various buildings sit in a plot extending to approx 1/3 acre. From Hatch End a pair of timber gates ensure great privacy, and enclose a driveway large enough to house up to a dozen cars. The annex sits to the right, separated from the main house by a path running through to the garden behind. Four garages are arranged in two pairs. One pair is attached to the end of the house, nominally separated from it by a covered arch. You'll notice one door is rather taller than the other; it was designed to house a motor home hence the internal space is also significant. The other pair sit in a detached building with pitched roof to the left of the drive. Through the arch between garage and house, you arrive at a broad terrace which continues past a fabulous wisteria and several mature trees, then turning to approach the main garden.

This is completely hidden and totally unexpected... Whilst some landscaping feels contrived and rather artificial; this feels relaxed, organic. A broad expanse of lawn runs the full width along a south facing terrace edged with low stone walls. A wide array of flowers, shrubs and mature trees flank the borders, with various planted rockeries and beds dotted between. A large potting shed with glazing across the front nestles in the left corner, looking back out across the lawn. The whole space is exceptionally peaceful and quiet, a really fine place equally perfect to entertain in or just relax and enjoy perfect seclusion.





**Ground Floor**  
368.0 sq.m. (3961 sq.ft.) approx.



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TOTAL FLOOR AREA : 368.0 sq.m. (3961 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

to discuss this property or to arrange a viewing please call, or drop us a line  
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