





Sat just off the South green in central Kirtlington, a stone cottage offering bright & airy accommodation at a very affordable price

A pretty modern cottage close to the centre of a fine village offering a well-regarded school, pub & restaurant, easy commuting access & wonderful countryside walks. Three bedrooms, a bright & spacious living room, pleasant & mature garden, en-suite & bathroom, plus dedicated off-street parking.

This lovely cottage has been our clients home for many years, much enjoyed and only now for sale as they would like to be nearer more amenities in retirement. It's a light house, bright and positive with good proportions throughout and a pleasant, natural flow. Wooden windows plus traditional ledge and brace doors are redolent of an older cottage, giving it a feeling of character. It is also close to the centre of the village, and just a few feet from the bus stop to Oxford, hence it is exceptionally practical.

The porch opens into a bright hallway which instantly offers a glimpse through to the living room and garden behind. By the stairs, the hall broadens leaving space for a chair and key table at the base of stairs that head up away from you with elegant timber spindles and handrail. On the left the cloak room is light and modern with a white suite. Opposite, the kitchen is fully fitted with a good range of units to either side and various spaces for washing machine, dishwasher etc, with a Bosch gas hob and oven fitted. The sink sits in front of the window, affording a pretty view towards the green, and as the room is double aspect it is light and positive.

Behind the hall, the living room is surprisingly large, an impression amplified by windows to two sides and a pair of glazed doors leading out to the garden. The proportions make it easy to house a good sized suite of chairs focusing on the fireplace, with room to spare for a dining table, dresser and the like. And with the garden just behind those glazed doors, dining can be accompanied by a peaceful view.

Upstairs, there are three bedrooms. To the front, the main bedroom has plenty of space for the largest of beds, and proportions that allow easy placement of other furnishings, be that chest, wardrobe etc, with room to spare. And serving this room an en-suite provides a thermostatic shower.

- Modern cottage, traditional design
- En-suite, bathroom & cloak
- Lovely rear garden
- Ledge & brace doors
- Generous living room
- Dedicated driveway parking
- Three bedrooms
- Farmhouse kitchen
- Wonderful village location



3 Sylvan Cottages, Kirtlington, OX5 3HJ

Guide Price £375,000

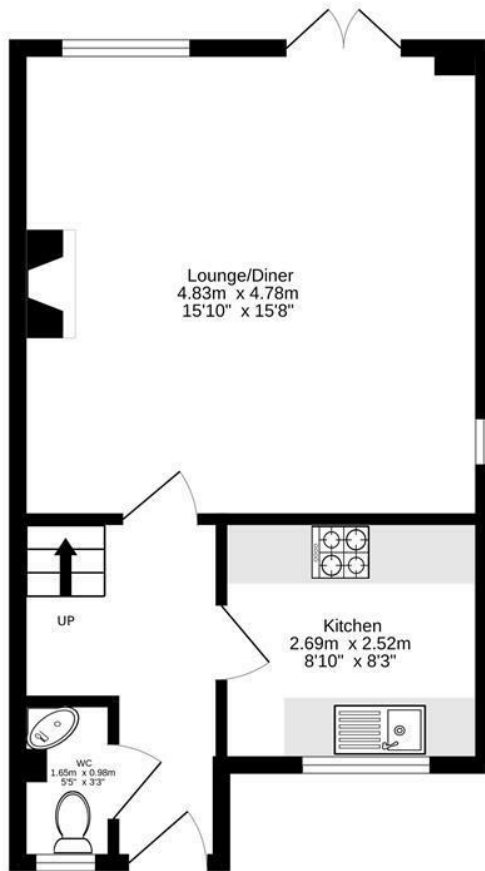
To the rear of the landing, another bedroom is also a good double, with a dormer window in the eaves looking over the garden. Next door, the smallest bedroom is either a very useful single bedroom or ideal as a study. All three are served by a bathroom that is well presented with a bath plus screen.

Outside to the front the house is set back from the road with a side path behind a pretty patch of lawn, alongside which a mature bed is stocked with various plants, giving the facade a warmth and maturity that is very pleasant. To the side the driveway serves just these few properties. At the rear the garden is beautifully cared for with panel fencing enclosing a secluded space that is mostly lawn but includes a terrace behind the living room. At the rear a gate leads out to the parking area with two dedicated spaces, which is reached via the private drive to the right of the terrace.

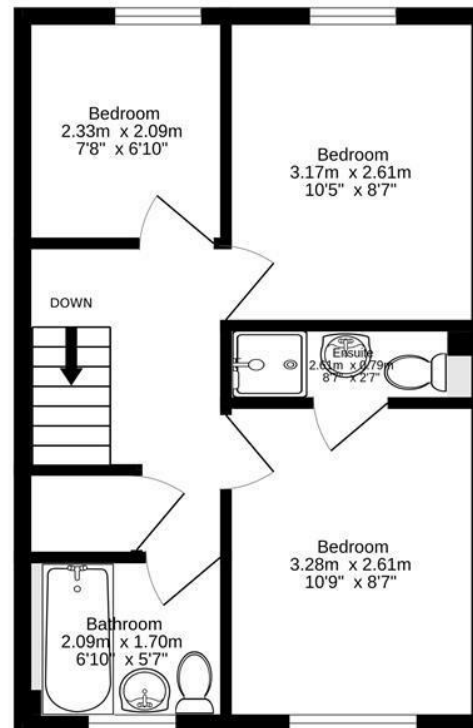




Ground Floor
36.5 sq.m. (392 sq.ft.) approx.



1st Floor
33.9 sq.m. (365 sq.ft.) approx.



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TOTAL FLOOR AREA : 70.3 sq.m. (757 sq.ft.) approx.

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Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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

01869 343600

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