



2 The Stables Kirtlington Park, Kirtlington, OX5 3JN

£1,300 Per Month

The most serene, quiet spot amid gorgeous parkland, perfect for getting away from it all, ideal as a bolthole whilst working away from home.

A perfect property for midweek occupation for a single occupant whilst working away from home. A fully furnished one bedroom converted stable in Kirtlington Park, 400 acres of fabulous Capability Brown parkland just a few miles from Oxford/Bicester/M40 etc. Elegant, quiet and peaceful. Available Immediately for a single occupant. PLEASE NOTE: The property has no garden, and bills are bundled together as an additional payment of £300pcm (inc Council Tax) for ease.

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 or Dashwood. Beautiful walks by the canal, or through the old quarry. 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 suddenly the Palladian mansion appears with all the grandeur expected. As you draw near the frontage, just before the driveway turns to gravel it splits. Take the first right and the drive brings you to the large courtyard of the stables, with its elegant Georgian architecture immediately appealing. The cottage is second in on the right, with your parking immediately in front of the building.

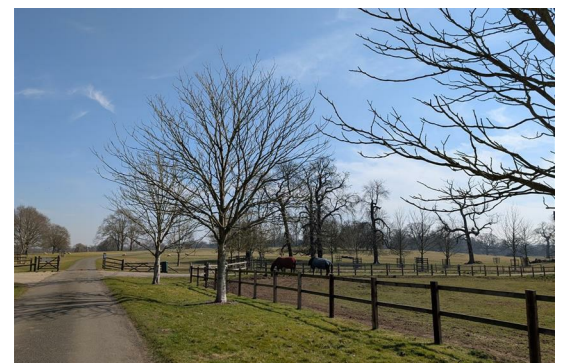
A thick timber front door opens into an open-plan living space. The smart timber floor stretches away from you, and you will immediately notice that the ceiling heights are unusually tall, a remnant of when this was stables. A tall sash window to the front brings in excellent light, further assisted by a smaller window to the rear. The room has been sensibly arranged to provide a large and comfy living area to the front, overlooking the courtyard. There are also useful cupboards just next to the front door. At the rear the kitchen has been cleverly designed complete with a peninsula to provide a generous range of storage and working space.

To the side, a door leads into an exceptionally generous double bedroom. There are wardrobes fitted to one wall, still leaving a surprisingly large amount of space, with another window looking out over the courtyard. The bathroom is ensuite to the rear, another well proportioned room which houses both a bath and a separate shower.

Outside, beyond the stable yard itself, the parkland extends to around 400 acres of delightful landscaped lawns amid mature trees, many of which are several hundred years old. The drive leads back to the North end of the village, a brisk 15 minute walk or a few minutes by car or bike.

- Set in the stable courtyard
- Kitchen area with peninsula
- Generous storage
- Bills on top at £300pcm
- High ceilings, tall windows
- Ample double bedroom
- Parking to front
- Open-plan living space
- En-suite with bath & shower
- Parkland surroundings





Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
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