





**Just delightful - bright living spaces, high quality fixtures, quiet and secluded, with an unusually fabulous garden and view...**

Overlooking glorious paddocks and open farmland, a charming stone house of over 1,800 sq feet, set in c.1/3 of an acre of delightful gardens in a rural setting close to Oxford & Bicester. Wonderful main suite with dressing room, 2 receptions, c.30 ft open plan kitchen, all presented in lovely order.

Heathfield is such an intimate setting, a collection of houses and agricultural buildings dotted amid beautiful open farmland. That setting gives it a distinctly rural feeling, and it is all the better for it. Children and animals enjoy a quiet and safe environment in peaceful surroundings. Kestrel House is one of just eight fine houses resulting from the conversion of a former hotel. It has the advantage of the largest plot, approaching 1/3 of an acre, with a stunning garden opening onto the paddocks of the nearby equestrian centre. It has all the allure of a traditional house with the convenience and efficiency of a modern one, in a beautiful location that's superbly accessible to every amenity.

Kestrel House is the most tucked away in the development, nestling in its lovely plot behind its own stone terrace and lawned frontage. Once inside, a window on the first floor landing floods light down the stairs ahead of you. This sets the tone, with the first impression a feeling of great positivity. Look right and the hall is broad enough to offer space for boot racks, shelves, a key table or similar. And this feeds to an immaculate and ample cloak room. Opposite, the first of several receptions is a wonderful living room. A pair of windows looking to the front are joined by glazed double doors flanked by further full-height windows at the rear, ensuring the room is light on the dullest of days. The doors access the terrace and glorious gardens behind, ensuring the house and garden interact perfectly.



The dining room next door offers more of the same. Wide glazed doors open onto the terrace from the back of this generous room that's perfect for family dining. And the terrace outside is the perfect venue for many a blissful summer meal or party. Dining room is open to a very upmarket kitchen. A long run of units extends along two walls, with high quality fittings ranging from a pair of AEG ovens and a wide hob, to a large island complete with wine cooler and a breakfast bar. As if this wasn't enough storage, the utility room next door provides even more units and a sink, alongside the modern pressurised hot water cylinder and associated gas boiler. And off to the side, the first of a number of washing facilities is a useful shower room.

Turning to the upstairs, the detailing is well executed and thoughtfully planned. In place of the normal balustrades and spindles, the stair rails are supported by glass, cleverly maximising the light. At the top, the view through the landing window dead ahead is marvellous, an uninterrupted view across gardens, paddocks and trees. Heading left, the first of four bedrooms is a fine double, currently used as a child's bedroom for which it is more than ample. Next door, a further double looks back into the development, an appealing view of pretty stone buildings. The room is very neutral and well proportioned hence easy to furnish, and the ensuite serving it is modern and stylish with a thermostatic shower.

Back to the landing, take a right. The corridor meanders past the well appointed family bathroom plus airing cupboard, to the smallest of the bedrooms which is likely a study or very useful child's room. But next to it is the star of the upstairs. The main suite has been designed to pamper. As you open the door, on your left is an ensuite shower room, fitted in a similar style to that at the other end of the landing. Opposite, is a dressing room so large it could just as easily act as a child's room or even a study! These two rooms serve the lovely main bedroom. Roof eaves have been kept part exposed, a feature that gives it character more akin to a barn conversion. It's such a generous space that the largest of king-size beds is housed with room to spare for sofas, easy chairs etc - or guitars as seen here! And once again, that view to the rear is breathtaking.





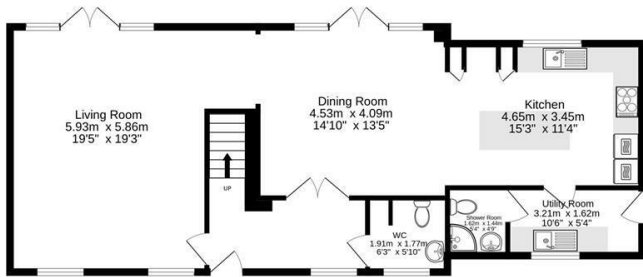
Looking to the outside, as this is the last house in the development, the broad path ends here hence there is no passing traffic of any type. This also means that the generous front lawn is an area the vendors use frequently, with a table and chairs placed to enjoy the sun. At the far end, a timber gate gives access to the side of the house with a path leading down to the rear garden past a large shed.

It's a rare and pleasant surprise to find such a fine garden with a modern house in this price bracket. A terrace runs the full width, hence the doors to living room and kitchen are rarely shut during the summer. Beyond, the lawn extends quite some distance, enclosed on all sides by close board fences. Trees and borders are all maturing nicely, giving the whole garden a soft and welcoming atmosphere. For family time or entertaining, there's little to touch it! At the rear, you'll notice a pedestrian gate. This opens onto a further piece of land behind the house that runs all the way round the neighbouring properties, leading into a private meadow, which is owned and exclusively for the use of the Meadow Walk residents. And behind it the land is equestrian, flanked by lovely mature trees.

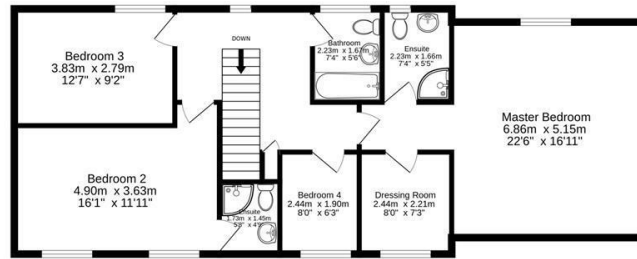
Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band F  
C.£3,319 p.a. 2024/25  
Freehold



**Ground Floor**  
83.9 sq.m. (904 sq.ft.) approx.



**1st Floor**  
85.2 sq.m. (918 sq.ft.) approx.



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**TOTAL FLOOR AREA : 169.2 sq.m. (1821 sq.ft.) approx.**

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	99
<b>A</b> (92 plus)	80
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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