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West View, Troy Lane, Kirtlington, OX5 3HA

Guide Price £900,000

The classic village farmhouse with all the charm and quirks that entails, plus both some very useful barns & garaging, set in wonderful gardens.

A fine 18th century village house with separate barn and garages in around 1/3 acre of beautifully maintained & very private gardens. Vibrant village with great school, pubs, and swift access to Oxford, Bicester and London through road and rail links nearby.

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, have a pint in the Oxford Arms or grab a delicious take-away from Aziz the local Indian restaurant. Then check the time to distance to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Reliable bus services timed for commuters and shoppers connect the village to Oxford, Kidlington etc, 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.

According to the English heritage listing report, West View's origin is a farmhouse dating primarily to the early 18th century. It was also at some point two cottages, hence has staircases at either end. From front door to back of garden, it's a relaxed, welcoming, historic and very rewarding place to be. You would expect beams and stone in such a house - there are quite a few cottages that offer those. But wonderful and extensive gardens combined with the significant, untapped potential of the various barns is rare. The house has been well maintained throughout the current ownership, including a complete re-roof in the eighties plus a new boiler in the last few years, and windows frequently painted. Hence any schedule of changes can be managed over the longer term.

The pretty facade centres on an open porch flanked to either side by some very pretty beds packed with all manner of flowers. Once inside, the hallway instantly exudes a feeling of history. A herringbone parquet floor runs straight ahead, culminating in steps up that lead to a workshop, beneath which stone steps lead to a rather wonderful cellar with a brick barrel ceiling. Opposite, a door leads out to the terrace. And next to the workshop, the first of two staircases rises to the floors above, the importance of which will become clear later.

Looking right, the first of three receptions has traditionally been used as a study as it occupies a quiet spot away from the rest of the accommodation. It's a good size, with the rear wall completely covered in shelving, and the original ceiling timbers are evocative of its history.







Back across the hall, the main living room is particularly appealing. Another original timber beam spans the ceiling. The large fireplace is a wonderful focus point, complete with a copper hood and open grate. It's a generous size, but in addition the proportions are excellent hence it's easy to use. And as it's double aspect the light is significant and welcome.

A couple of steps up lead to the dining room. A little smaller than the sitting room, it continues the same theme with overhead timbers framing the ceiling. Just like the living room, the double aspect layout provides good natural light, with a glazed door to the rear garden and parking/outbuildings. Another fireplace, currently unused, occupies the far wall. Next door a galley kitchen is equipped with units and surfaces round three sides, with a rear window, offering a lovely view out to the garden. N.B. potentially swapping kitchen and dining room could create a wonderful family kitchen with associated utility room. If you would like further advice on this, please ask.

The dining room includes an unassuming ledge and brace door to one corner, hiding a secret. Behind it, some wonderful, no doubt original, stone stairs curve and rise to the first floor, with the treads of the next floor's stairs exposed overhead. At the top, the first floor landing gives access to as many as four bedrooms as it is set up today.

On the right, a pleasant bedroom offers a relaxed view out across the wider village. To its side the staircase continues to the second floor, hence this is probably more an occasional room or a study than a permanent bedroom. Next door, the toilet sits to one side, complete with an airing cupboard; and opposite there is a wet room with shower. Potentially the shower room and next door bedroom could be amalgamated to provide a larger, modern bathroom, depending on logistics and consents.

Continuing down the landing, a high-level window brings in great light from behind the house. Thereafter, a large bedroom is upon first inspection rather unusual as it's open to the landing barring a pair of curtains (which could easily be replaced with a stud wall for permanent enclosure if wished). However, the connecting door beyond now makes sense as it effectively encloses this half of the first floor as a separate bedroom suite.

Past it, you'll notice the second stairs up and down at the end of the landing, providing that separate access. This second half of the first floor contains two more bedrooms. The first is a pretty and generous double with window seat, the other is a more compact space but more than ample for a double bed.

Stairs now drop back down on the left to the rear of the entrance hall and rise ahead of you to the second floor. At this end the entrance will delight children of all ages (including myself, aged 54)! A trap door opens into a delightful bedroom that is vaulted with the roof timbers from the days the house was thatched. From this elevated position the view to both sides is delicious and far reaching. It's a really good size room, and very light. A connecting door leads through a wall of exposed timbers to a similar room next door. The pair are served by a bathroom at the far end that is a very good size and offers potential to create something very swish. Thereafter, the second stairs lead back to the landing below.











So, that is the inside. Outside offers just as much appeal. It is rare to find a centre village house with such wonderful land and buildings. To the left of the house, a gravel driveway leads to parking in front of a double garage. Once inside, there is ample space for two vehicles currently, but in addition, a double height, stone barn is open to the rear, offering huge space for more vehicles, or conversion for all manner of uses. Another, even larger stone barn is attached to the rear, this time with the old cart entrance a separate access from the path to the side.

Behind the house, the broad terrace runs the width of the rear, complete with a small pond inset to the right, a fine spot for a glass or a meal. Beyond, the lawn heads away to the rear, flanked by various planted beds and borders that meander gently back and forth. They house all manner of trees, including apple, pear and greengage. And the wide diversity of shrubs and flowers provide a riot of colour and positivity throughout much of the year, an ever-changing palette that is a delight. And speaking from first-hand experience, this is a sublime place for a party!

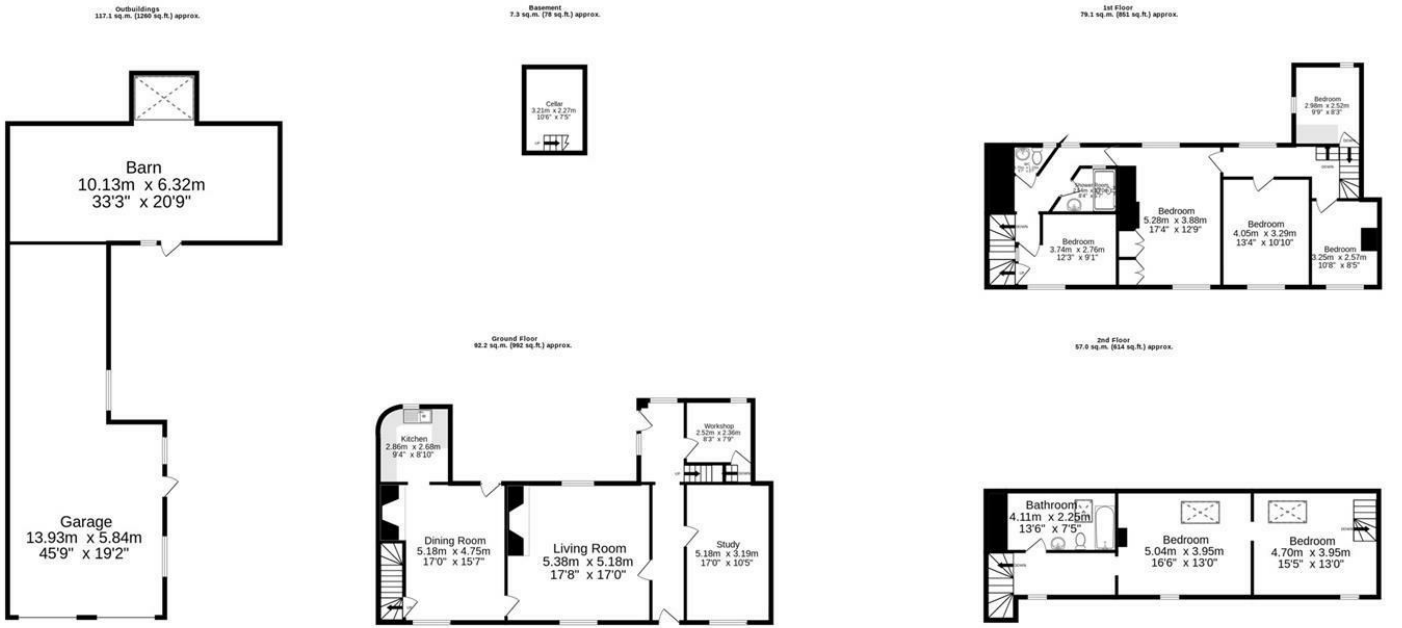
Beyond the barns, the plot widens considerably, offering masses of space for entertaining, the inevitable children's trampoline, barbecues etc. The space is so wide there's room for all that and more, alongside long cultivated beds to the left that have played host to vegetables, sunflowers, and many more over the decades. Around the boundaries, traditional stone walls keep the garden safe and secure for pets and small children alike. And the whole plot is almost entirely private with few overlooking windows from any quarter - almost unheard of in a central village setting. No wonder our vendors have been here so long!











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TOTAL FLOOR AREA : 352.6 sq.m. (3796 sq.ft.) approx.

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Material Information QR code:



Mains water, electric, drainage, gas CH
Cherwell District Council
Freehold
Council tax band G
£4,065.95 p.a. 2025/26

- Wonderful historic farmhouse
- 5 or 6 bedrooms
- Cellar & work shop
- Large barns to rear
- 3 receptions (2 fireplaces)
- Driveway parking
- Great character; beams & stone
- 2 bathrooms
- c. 3,800 sq ft in total

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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