



Kirtlington
Oxfordshire

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A Deceptively Spacious Four Bedroom Link Detached Stone Residence with Excellent Gardens Backing onto Open Fields and Countryside.

Kirtlington is a quintessential English village in the heart of Oxfordshire. It has a population of just under 1000 and lies 6 miles north of Oxford, and 6 miles west of Bicester. Amenities include a 13th Century Church, Village hall, Primary School, public house, hotel and a Post Office / convenience store. The Village is bounded by Kirtlington Park, a Polo pitch, Golf Club, and Canal with a lock.

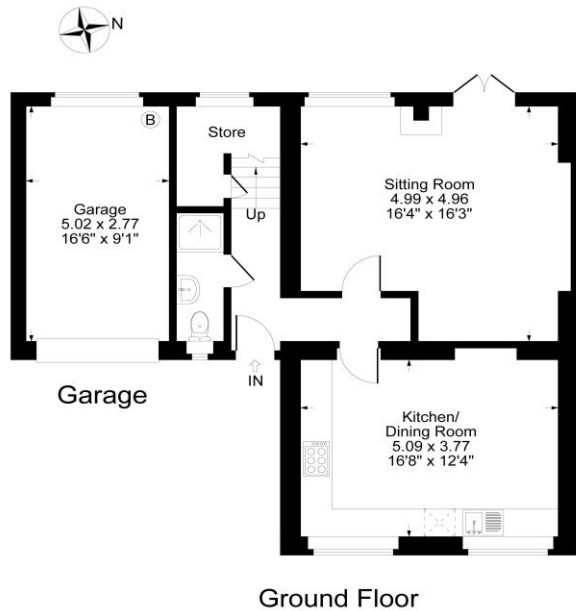




The Property Briefly Comprises of:

- Kitchen/Dining Room
- Sitting Room
- Two Double Bedrooms
- Two Further Bedrooms
- Family Bathroom
- Garage
- Garden
- Village Location
- Outstanding Country Views
- Gas Central Heating
- Double Glazing

Guide Price: £715,000



Approximate Gross Internal Area
 Ground Floor = 58.56 sq m / 630 sq ft
 First Floor = 52.50 sq m / 565 sq ft
 Garage = 13.87 sq m / 149 sq ft
 Total Area = 124.93 sq m / 1344 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 Cherwell District Council

Council Tax Band: E
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Bicester c 7 miles
 Oxford c. 12 miles
 London c. 66 miles
 Birmingham c. 67 miles
 M40 Junction 10 c. 7 miles

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