





East Wing, Kirtlington, OX5 3JN

£1,200 Per Calendar Month

The most serene, quiet spot amid gorgeous parkland, perfect for getting away from it all.

Delightful & unique studio retreat in 400 acres of Capability Brown grounds. A charming and clever conversion of a barn on the Kirtlington Park estate, beautifully presented throughout. Preferably furnished or part-furnished, but if in doubt ask! \*\*\*COUNCIL TAX, WATER, INTERNET INCLUDED\*\*\*

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. A fine First school that attracts families from far and wide. 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 houses 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.

Drive across the frontage and curve round the left where the drive culminates in a parking area. Here you get the first glimpse of the barn. The door in the stone facade takes you into the current bedroom area so we shall enter via the other side. The main door leads into a small inner hall. Look right and above you the ceiling rises away right up into the roof void, framed by delightful timber trusses. On the right a range of high quality kitchen units contains a fridge and freezer, modern oven and hob, and in addition a further clever dresser has been added with shelves, racks etc built in. The seating space to the far end ranges round a wood burner, and separating it from the current bedroom area is a well designed wall of display shelves, cupboards etc providing excellent practical storage.

On the other side of the shelves, a double bed sits to one end with ample room at the other for a dressing table and chair. The part glazed door here opens onto the grass outside, to the side of which is a small terrace complete with bench from which to enjoy the adorable view past the trees towards the parkland beyond. Back into the barn, a sliding door opens into a very well packaged shower room. To one end the shower is large and pristinely presented. To the other, the cupboard hides both further storage and also a washing machine, next to the sink and wc. And above, a ladder leads to just about the most interesting extra space we know! Sleep walkers need not apply, but for the rest this is a space up in the Gods that fits a single bed with a view back across the barn, level with the main roof trusses. Absolutely charming.

All bills included except:  
Electricity and own phone  
Internet also included

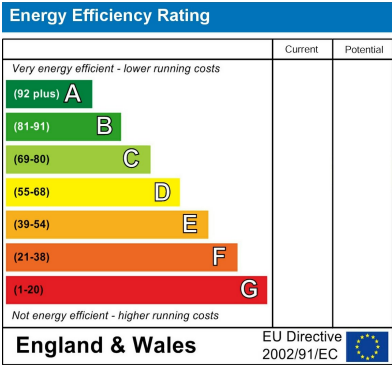
- Great style and taste
- Bedroom area
- Ample parking
- Cleverly packaged
- Mezzanine space above
- Use of parkland
- Kitchen & living area
- Shower room





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 [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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