

# Kestrels

9 KEARSEY COURT, CHARLBURY, OXFORDSHIRE, OX7 3BF

bespoke  
BY BRECKON



Kestrels comes to the market in immaculate condition throughout having been built by renowned local developer H. Willis Ltd only six years ago.

Approx Gross Internal Area: 2,622 sq ft / 244 sq m



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IMAGES:  
Front Elevation, Rear Elevation  
Entrance Hallway

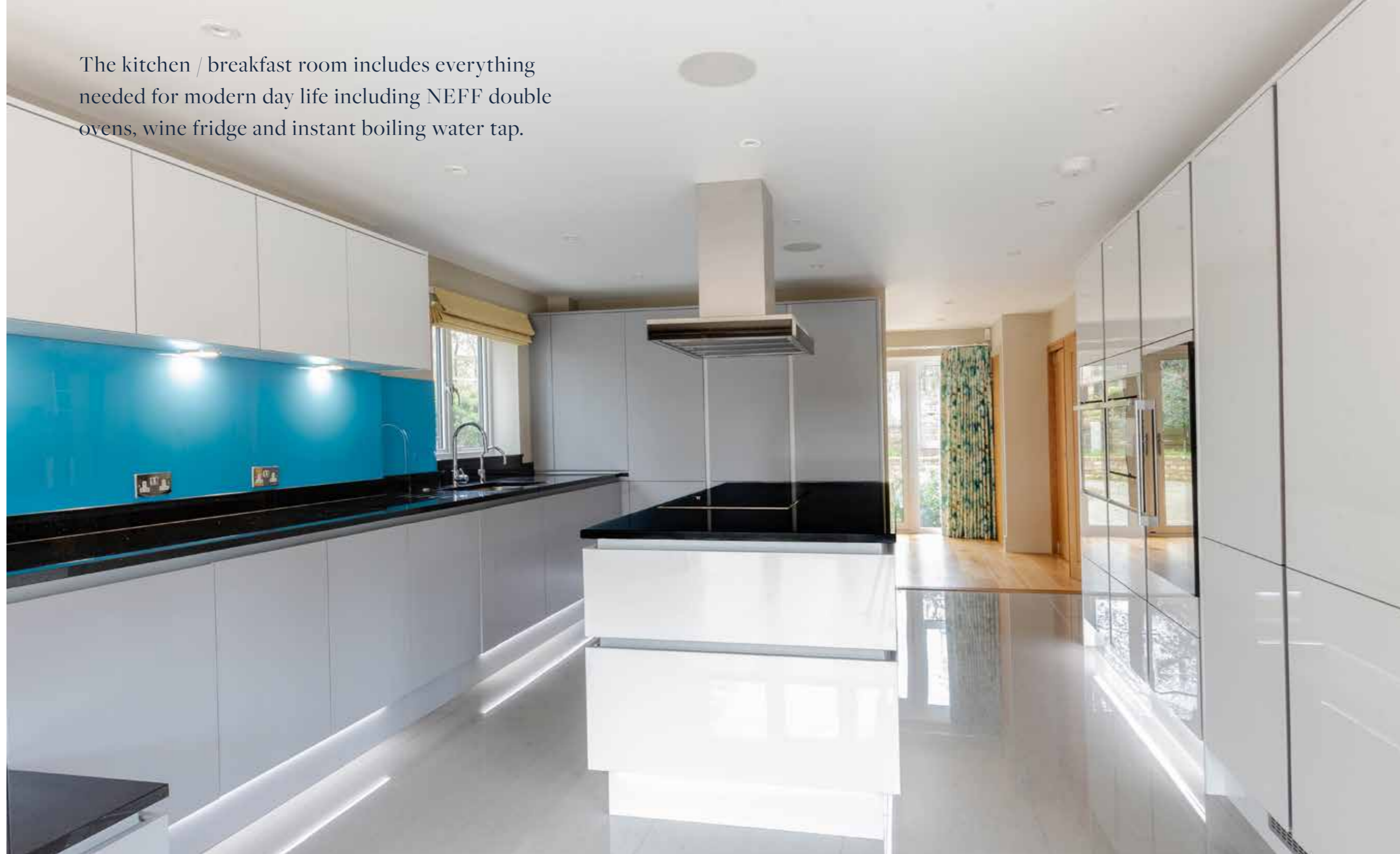


Kestrels benefits from a prime corner position within this small development of just 10 houses and backs directly on to the rolling countryside of the Ditchley Park Estate.

The property sits centrally within its plot with landscaped gardens surrounding the house and are easily accessible from both the kitchen to the front of the property and both reception rooms to the rear.

The house is extremely versatile with accommodation over two floors. The welcoming entrance hall is flooded with natural light with a double height window behind the open tread solid oak stairs. A detached double garage with electric doors is to the front of the plot, alongside off-street parking for a number of cars.

The kitchen / breakfast room includes everything needed for modern day life including NEFF double ovens, wine fridge and instant boiling water tap.



**IMAGES FROM LEFT:**  
Kitchen, Integrated appliances,  
Sitting Room, Dining Area



The kitchen / dining area includes everything needed for modern day life including NEFF double ovens, wine fridge and instant boiling water tap. The dual aspect sitting and dining room / study benefits from built in bookshelves, storage and a wood burning stove.

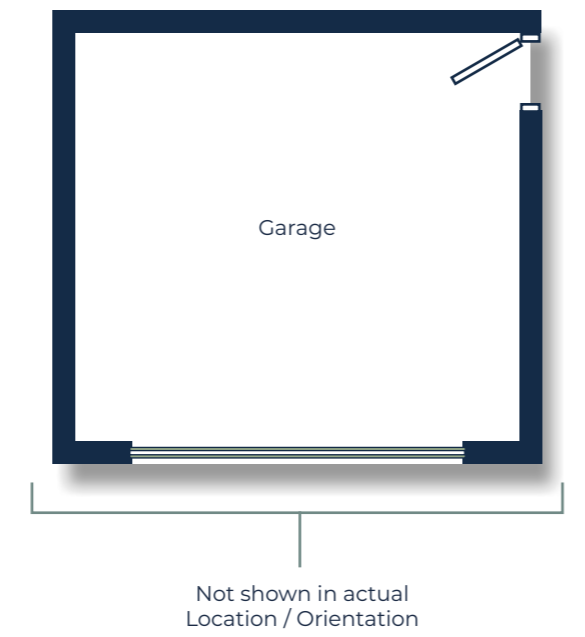
There is also a family room adjacent to the kitchen which enjoys double doors allowing copious amounts of light in and lovely views over the rear garden. This fantastic room benefits from an incredibly useful utility area. There is also a shower room and storage cupboard on the ground floor.





**GROUND FLOOR**

Kitchen	4.31m x 3.04m	14'2" x 10'0"
Dining Area	4.30m x 4.21m	14'1" x 13'10"
Family Room	4.31m x 3.04m	14'2" x 10'0"
Sitting Room	5.11m x 5.81m	16'9" x 19'1"
Dining/Study	2.93m x 3.69m	9'7" x 12'1"



**OUTBUILDING**

Garage	6.10m x 6.00m	20'2" x 19'8"
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IMAGE BELOW:  
Sitting Room into Dining Room / Study



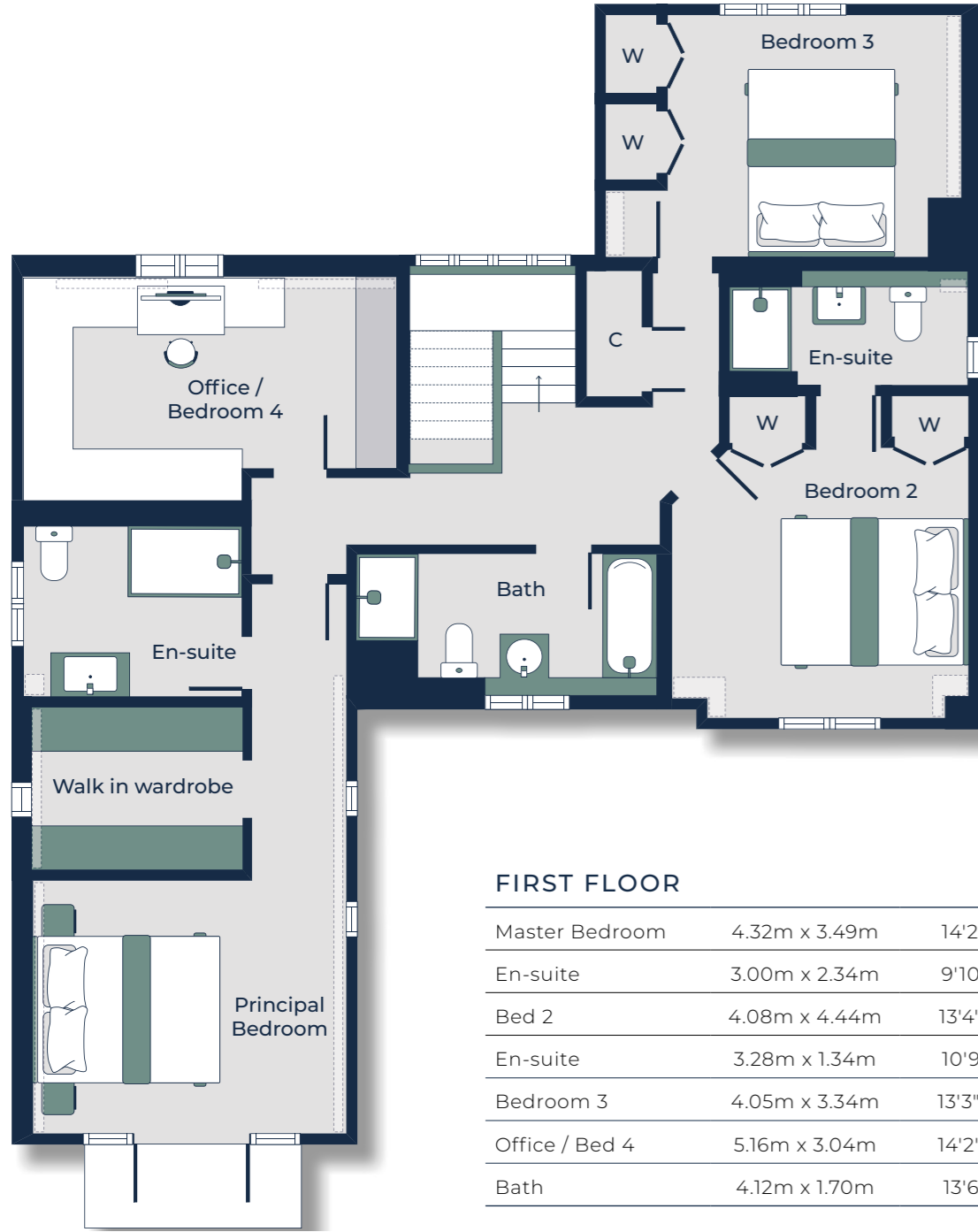
IMAGES FROM LEFT:  
Principal Bedroom, Principal Ensuite,  
Bedroom 3



IMAGES FROM LEFT:  
Bedroom 2, Off ice/Bedroom 4,  
Family Bathroom



All four bedrooms are good-sized doubles. The principal bedroom suite is exceptional with large balcony, dressing room and en-suite bathroom. There is a further en-suite bedroom alongside the family bathroom. The fourth bedroom is currently being used as a home office. There is underfloor heating throughout the property, powered by an air-source heat pump. The house also benefits from Category 6 wiring system throughout.



**FIRST FLOOR**

Master Bedroom	4.32m x 3.49m	14'2" x 11'5"
En-suite	3.00m x 2.34m	9'10" x 7'8"
Bed 2	4.08m x 4.44m	13'4" x 14'7"
En-suite	3.28m x 1.34m	10'9" x 4'5"
Bedroom 3	4.05m x 3.34m	13'3" x 10'11"
Office / Bed 4	5.16m x 3.04m	14'2" x 10'0"
Bath	4.12m x 1.70m	13'6" x 5'7"

8, Kearsley Court  
 Chaffbury  
 CHIPPING NORTON  
 OX7 3BF

Energy rating  
**B**

Valid until  
 10 July 2027

Certificate number  
 8473-7833-9570-7216-3592

**Services:** Mains water,  
 electricity. Air source heat pump  
 for heating and hot water.  
 Pump to mains drainage.

Reduced headroom below 1.5m / 5'0"

IMAGES FROM LEFT:  
Gardens, Garage,



The garden is beautifully landscaped and is well-stocked with mature shrubs, roses, trees and flowering plants.





IMAGES FROM TOP:  
The Woolgate Centre, Witney  
Woodstock Town Centre,  
Ship Street, Oxford City Centre,

## Charlbury, Oxfordshire

Charlbury is a popular Cotswolds town with excellent amenities. There are several highly regarded public houses, a Coop mini supermarket, a dentist, doctors surgery and vets.

The primary school is popular with local families. Secondary schools are in nearby Chipping Norton and Burford and there are excellent private schools in Bloxham and Oxford.

There are plenty of local walks on your doorstep including those in neighbouring Ditchley Park, Cornbury Park and within the Evenlode valley.

For travel further afield, the train station offers regular direct trains into Oxford and London Paddington.

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Breckon & Breckon  
est. 1947

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