

AKEMAN SPINNEY  
KIRTLINGTON  
OXFORDSHIRE

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# 2 Akeman Spinney

Heyford Road, Kirtlington, OX5 3FS

An immaculately presented five bedroom family home, built only four years ago by renowned local developer H Willis Ltd, the property still retains the feel of a new build but with the added benefit of a mature, landscaped garden.

The ground floor layout includes a dual aspect sitting room with feature fireplace and woodburning stove plus bi-folding doors out on the west facing garden. The open plan kitchen / family room which is the real heart of this home with stunning Lantern skylight, large island unit, both bi-folding and French doors across the rear wall, seamlessly merging indoor and outdoor living. There is a useful laundry/utility room with side access.

There is also an additional reception room, currently utilised as a formal dining room, but if required consideration could certainly be given to converting the adjacent generous cloakroom into a wet room and creating a ground floor suite. Four double bedrooms and three bathrooms sit on the first floor, all benefit from fitted wardrobes. The fantastic principal suite is has a striking floor to ceiling window with Juliette balcony. the top floor homes another bedroom suite.



5



3



4



West facing  
with field views

**Guide Price: £1,250,000**





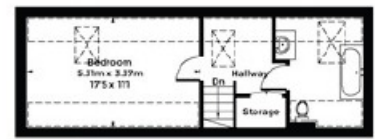
Approximate Gross Internal Area = 236 sq m / 2540 sq ft  
 Garage = 18.4 sq m / 198 sq ft  
 Total = 254.4 sq m / 2738 sq ft



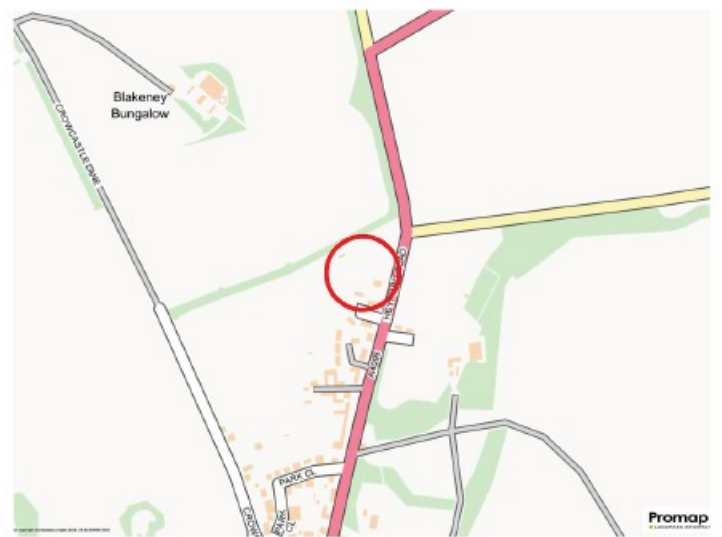
Ground Floor



First Floor



Second Floor



**Council Tax:**  
Band G

**Local Authority**  
Cherwell District  
Council

**Parking**  
Single garage with  
electric door plus  
driveway parking

2 Akeman Spinney  
Heyford Road  
Kirtlington  
KIDLINGTON  
OX5 3FS

Energy rating

**B**

Valid until

**17 July 2033**

Certificate number

**8637-0623-7200-0358-8292**

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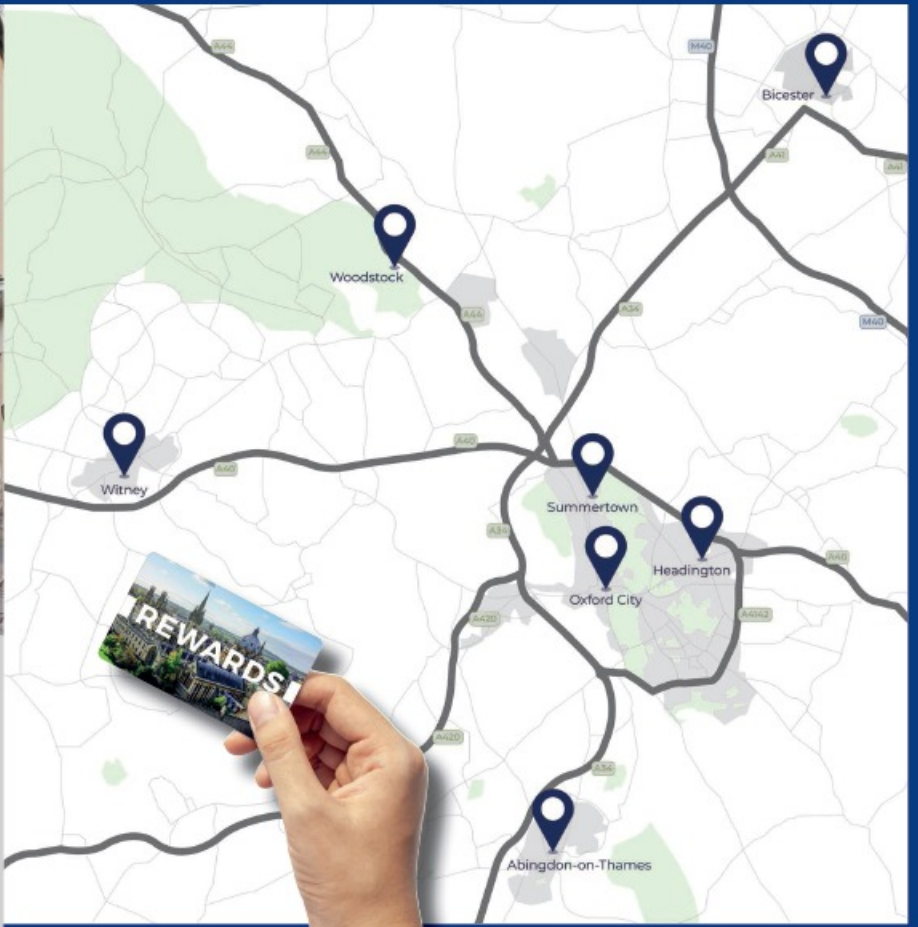
# “Location description”

*Kirtlington is an attractive and much sought after village approximately 8 miles north of Oxford. It has two village greens and a duck pond, a well-regarded primary school, parish church, a pub and a pub restaurant.*

*There is a bus service to Oxford and Bicester and railway stations at the local market town of Bicester and Oxford Parkway at Kidlington, with services to London (Marylebone or Paddington).*

*The M40 (Jn.9) is approximately 7 miles, giving access to London and the Midlands.*





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