





Thatched Cottage, North Green, Kirtlington, OX5 3JZ

Offers Over £875,000

Every bit the original English country cottage - complete with its own well!!! All the character and appeal you would expect, but with later additions and upgrades to make it immensely practical

The archetypal "chocolate box" grade 2 listed cottage, set in pretty gardens overlooking the North Green in this much loved village with easy access to Bicester/Oxford/London. Huge character, lots of light, beams & stone, & surprisingly energy efficient with solar panels & a modern boiler. C.2,063 sq ft

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, or have a pint in the Oxford Arms. Then check the time to distance to four different London-bound stations within a short distance, not to mention the A34 and M40 access. Frequent bus services to Oxford, Kidlington etc are available from a stop just opposite the entrance to Roman Close, 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.

So adorable you could hug it.... This cottage epitomises all one would want from an English country cottage - the Mrs Tiggywinkles and Peter Rabbits of this world would find comfort and familiarity here! Eyebrow windows peeping out from under beautiful thatch, beams and stone, even a well, are reminders of every childhood story. Our clients' home for many years, it's been sensitively extended and beautifully maintained hence it combines relaxing and very spacious accommodation with huge charm. What is more, solar panels are in place, making it more efficient than you might expect.



Sitting well back from the corner of the green, it enjoys a lovely outlook. Its main entrance door sits beneath a gorgeous thatched open porch, in turn set back behind a stone walled front garden stocked with all manner of lovely flowers and shrubs, with a broad verge between it and the lane. As the most frequently used entrance door is set into the link between the original cottage and the extension, we will start our tour here.

A traditional ledge and brace door sets the tone of the character, and opens into a hallway so broad it easily houses a large seat, key table etc. Unusually for a cottage there are windows everywhere hence the natural light is very good. Heading right, two steps down lead past a deep cupboard to the downstairs cloakroom on your right that also doubles as a very useful utility room, with plumbing for washing machine, drier etc, plus a modern boiler fitted to one side.

At the end of the hallway another ledge and brace door opens into the main living room. Once two rooms, this is now one large and beautiful room packed with delicious character. Beams criss-cross the ceiling. A fine Inglenook fireplace covers the near wall, complete with a wood burning stone flanked by an original bread oven. Again, there are plenty of windows to bring in great light, including window seats to the front, a peaceful spot from which to view the North Green.

Just to the rear, the stairs rise to a pair of bedrooms above. From the broad landing, dead ahead the bathroom is immaculately presented with a bath at one end and a run of units at the other topped by a sink, next to a WC. Either side, both bedrooms are good doubles. The smaller sits next to the bathroom, with various wall timbers and an "eyebrow" window reminders of the age of the cottage. The larger is a particularly fine room with more than ample space for the largest of beds with room to spare for all manner of furniture. And another eyebrow window peeps out under the thatch for a great view of the green.

Back to the living room, and beyond the stairs the kitchen is spacious and elegantly appointed. The bases of the original rear walls have been repurposed to carry pretty dresser-style timber tops with a mix of shelving and drawers. Fitted units run around three sides, surrounding a central space more than ample for a large table and chairs. The double aspect gives a view out across Crowcastle Lane to one side and the garden to the other hence both light and outlook are delightful. And a stable door to the side also leads to the terrace behind the house.





Returning to the main hall, it continues left past a glazed door and flanking windows that face the garden and terrace, to a further reception at the far end. It's another room with great light and outlook. Termed "study" on our plan, it's more than capable of fulfilling many roles. Next door, a shower room with modern fittings is perfectly placed for use by the two bedrooms at this end. Stairs rise from the rear lobby to a rather lovely double-aspect eaves bedroom above the garage, a generous double which also has the benefit of a wide range of cupboards at the top of the stairs. Just off the end of the hallway one of the pair of garages has been converted for use as a bedroom or third reception room, as desired. The far door leads to the second garage. This, too, could probably be converted to accommodation subject to consents.

As previously mentioned, the main cottage sits back behind a charming front garden, to the left of which the gravelled drive is very broad hence offers ample parking for several vehicles. As it faces the Green our vendors have placed several benches as good vantage points to enjoy the view. Heading left and round to the rear of the house brings you to a couple of steps up to a path, past the enclosed oil tank, beyond which is the main garden. To say it's delightful and peaceful is an understatement. Clearly the result of many decades of toil and love, the gardens are particularly special. A flat lawn gently runs away to the left flanked by stone walls and a fine array of flowers, trees and shrubs. The central planted bed contains various roses and other flowers.

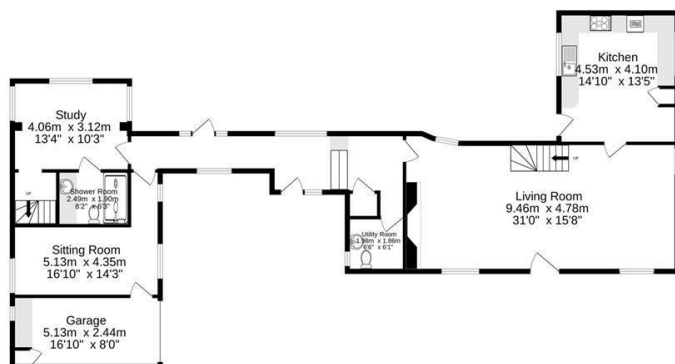
Heading right, two steps take you down to a further area of lawn behind the house, culminating in a delightful sun trap terrace next to the kitchen perfect for a bit of relaxation with a meal or just a glass of something pleasant. Even the afore-mentioned well is still present, just adjacent to the kitchen. Greenhouse, shed and other practical items are discreetly set behind the kitchen, and the garden then continues to round to the frontage. It's a really lovely, relaxing and sunny spot, and immensely private.



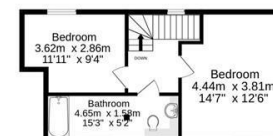
Material Information QR code:



Ground Floor
128.0 sq.m. (1378 sq.ft.) approx.



1st Floor
63.7 sq.m. (686 sq.ft.) approx.



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TOTAL FLOOR AREA : 191.7 sq.m. (2063 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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