

# The Thatched Cottage

FRILFORD, OXFORDSHIRE OX13 5NR

Breckon & Breckon est.1947



Welcome to The Thatched Cottage, an attractive 17th-century Grade II listed cottage located in the sought-after hamlet of Frilford, in South Oxfordshire.

Approx Gross Internal Area: 2,551 sq. ft.

THE THATCHED COTTAGE, FRILFORD, OXFORDSHIRE OX13 5NR



Breckon & Breckon est.1947



INTERNAL STAGED IMAGES FROM LEFT:  
Sitting Room, Reception Hall



The Thatched Cottage is an attractive early seventeenth century Grade II listed cottage, built of limestone with a thatched roof. Sympathetically extended and improved, it occupies a prominent position in the sought-after South Oxfordshire hamlet of Frilford.

The extended ground floor provides flexible living accommodation that caters to a variety of needs and features a reception hall with wood burning stove, separate sitting room – also with wood burning stove – and an open plan kitchen/dining/family room with bi-fold doors that open on to the garden.



INTERNAL STAGED IMAGES FROM LEFT:  
Family Room, Dining Room



The well-equipped kitchen is fitted with contemporary bespoke wall and base units, with a range of Siemens integrated appliances.

A separate utility room provides space for white goods, has a sink unit and additional storage solutions.

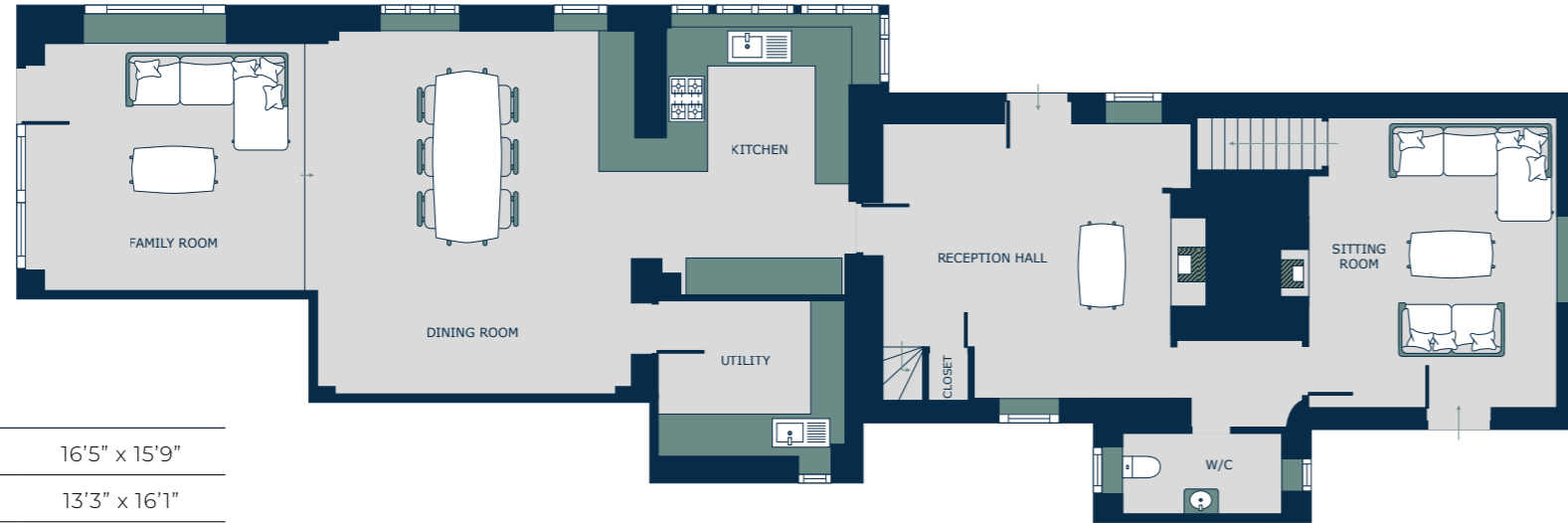
### FIRST FLOOR

Primary Bedroom	3.94m x 5.14m	12'11" x 16'10"
Bedroom 2	4.23m x 5.09m	13'11" x 16'8"
Bedroom 3	5.14m x 2.97m	16'10" x 9'9"
Bedroom 4	5.14m x 2.81m	16'10" x 9'3"



### GROUND FLOOR

Reception Hall	5.00m x 4.79m	16'5" x 15'9"
Sitting Room	4.05m x 4.90m	13'3" x 16'1"
Family Room	4.56m x 4.02m	15'0" x 13'2"
Dining Room	5.35m x 5.90m	17'6" x 19'4"
Kitchen	3.48m x 4.68m	11'5" x 15'4"
Utility	3.00m x 2.56m	9'10" x 8'5"



Additionally, both reception hall and sitting room have feature fireplaces with wood burning stoves. Separate staircases ascend to the first floor and a cloakroom completes the ground floor accommodation.

**INTERNAL STAGED IMAGE:**  
Family Room/Dining Room



INTERNAL STAGED IMAGES FROM LEFT:  
Primary Bedroom, Bedroom 2



The first provides four good sized bedrooms, providing ample accommodation for a growing family or guests. Two of the bedrooms benefit from en-suite shower rooms and in addition, there is a well-equipped modern family bathroom.



INTERNAL STAGED IMAGES FROM LEFT:  
Rear View, Bedroom 3



The garden is of ample size with a paved patio and lawn, evergreen hedging and gated access to the rear. There are four parking spaces with an EV charge point.



IMAGES FROM TOP:  
Nag's Head Island, Abingdon  
Town Hall, Abingdon  
Ship Street, Oxford City Centre,



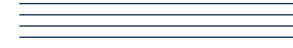
## Frilford

Nestled amidst the tranquil countryside of Oxfordshire, lies the hamlet of Frilford. Boasting excellent transport links, the A34 is within a short drive, linking the M40 and M4 motorways. Didcot Parkway Station provides a fast train service to London Paddington in approximately 35 minutes.

The county of Oxfordshire is a thriving area, economically and culturally – alive with heritage, academic life, and innovative industries. The technological and industrial hubs at Culham, Harwell and Milton Park, Oxford's Universities and the many research and science centre's make this one of the UK's most forward-looking areas for innovation.

Near-by local schools, include Cokethorpe, Cothill, Chandlings, and The Manor. St Helen's and St Katherine's, St Hugh's are also within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon School are in Oxford which is only 10 miles away.

Local sporting facilities are also good, with the highly regarded Frilford Heath Golf Club, a championship course, and Fitness at The Farm less than half a mile away. Millets Farm is also within a mile of The Fairways and is a popular family attraction in South Oxfordshire with Farm Shop, Garden Centre, Falconry Centre, Play Barn, Adventure Golf, Animal Walkway and Playground. Independent retail outlets offer a range of fresh local produce and seasonal activities occur throughout the year.



## Ready to view?



### get in touch

**Twining House**  
**294 Banbury Road**  
**Summertown**  
**Oxford OX2 7ED**

**Telephone:**  
01865 261 222

**Email:**  
newhomes@breckon.co.uk



Please note: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy or the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS code of measuring practice and should be used as such by any possible purchaser.



Breckon & Breckon  
est.1947