

The Thatched Cottage

Frilford, Abingdon, Oxfordshire





A seamless blend of period features and contemporary living, on the edge of a popular village, near the Frilford golf course and Abingdon Prep School.



Summary of accommodation

The Property

Ground floor: Hall | Living room | WC | Kitchen | Utility | Dining room | Sitting room

First floor: Principal bedroom with en suite shower room | Family room/bedroom with en suite | 2 further bedrooms | Family bathroom

Outside

Terrace | Gardens | Parking

Situation

Times and distances are approximate.



Communications are excellent with the A34 within a short drive linking to the M40 and M4, and also Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4. Local sporting facilities are also very good, with the highly regarded Frilford Heath Golf Club nearby and fitness at the farm just next door. Millets Farm, Sauna at the farm are also within close proximity.



The Crown in Marcham is accessible via a public footpath and The White Hary Fyfield is just across the golf course.



There is also excellent local schooling with Cokethorpe, Cothill, Chandlings and The Manor all close by, along with St Helen's and St Katharine's, St Hugh's, The Manor School and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.



The Property

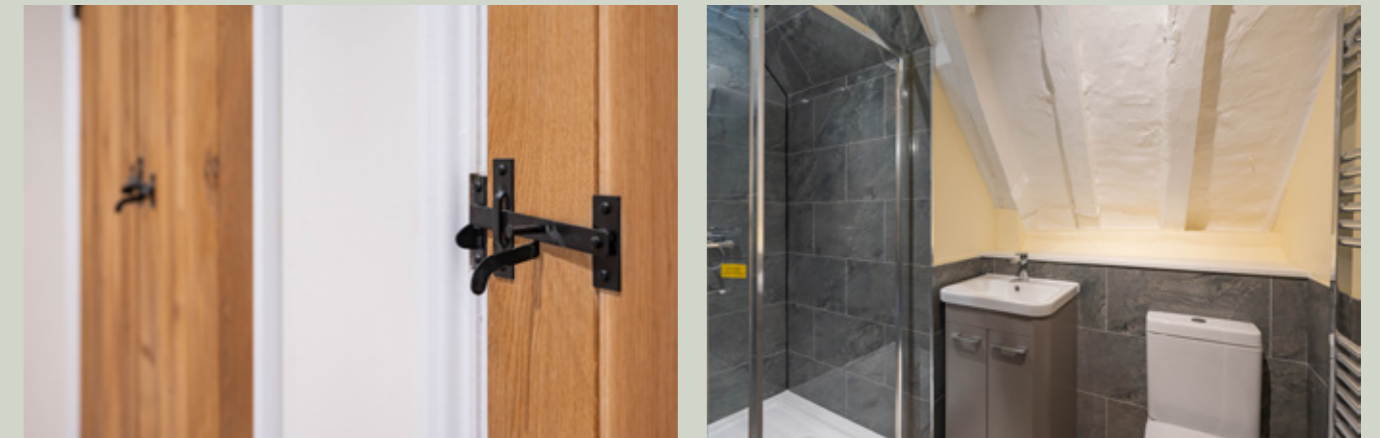
The Thatched Cottage is a charming Grade II listed limestone cottage from the early 17th century, located in the desirable hamlet of Frilford, South Oxfordshire.

Having been recently extended and improved, it offers flexible ground-floor living with a reception hall and sitting room, both with wood-burning stoves, and an open-plan kitchen/dining/family room featuring bi-fold doors to the garden.

The kitchen includes bespoke units and Siemens appliances, with a utility room providing extra space and storage. There is also a cloakroom.

Upstairs, the four bedrooms offer ample space, with two en-suites and a modern family bathroom.

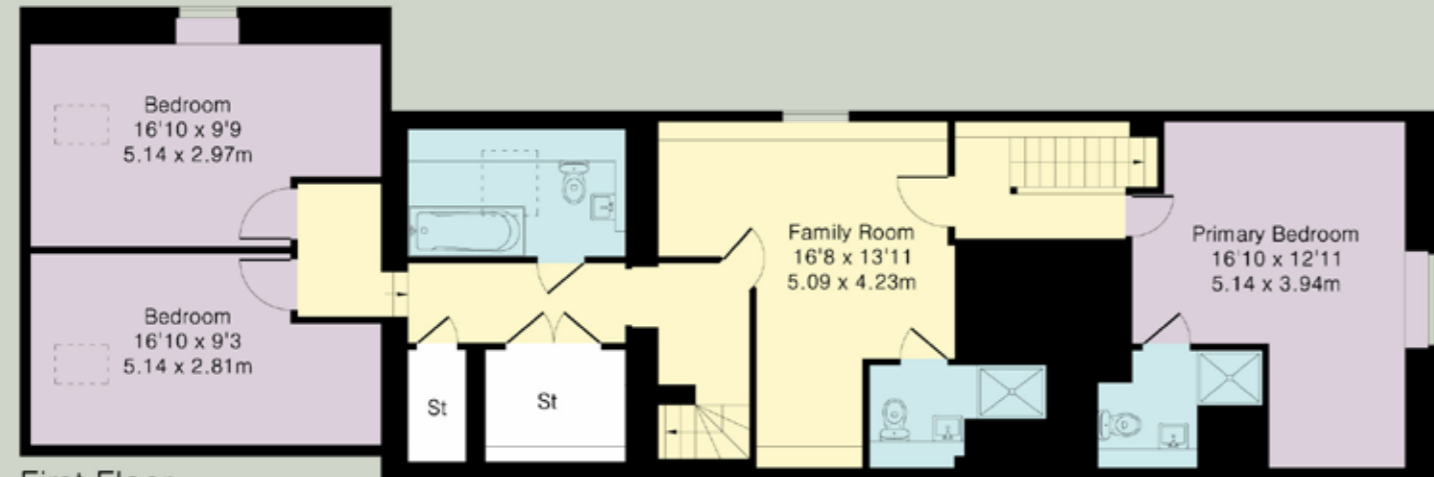




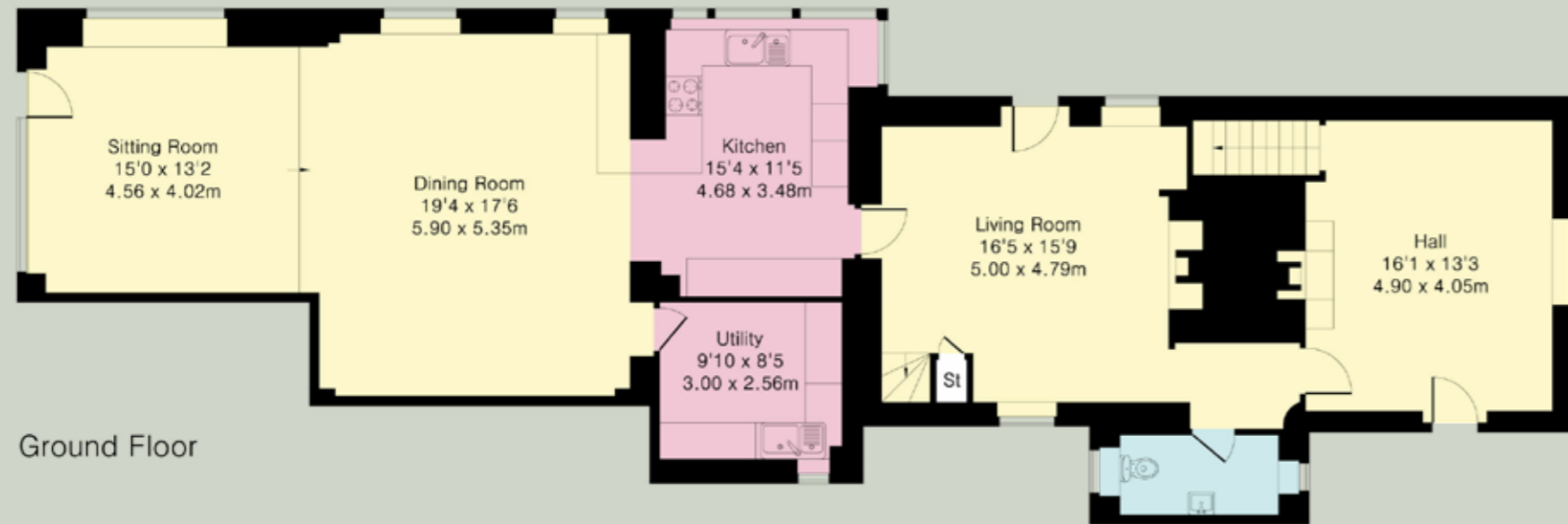
FLOOR PLAN

Approximate Gross Internal Floor Area

Total Area: 236 sq m / 2,551 sq ft



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION



Gardens and Grounds

The sizable garden features a patio, lawn, evergreen hedging, and gated rear access. It also includes four parking spaces and an EV charge point.

Property Information

Tenure:
Freehold.

Postcode:
OX13 5NR

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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