

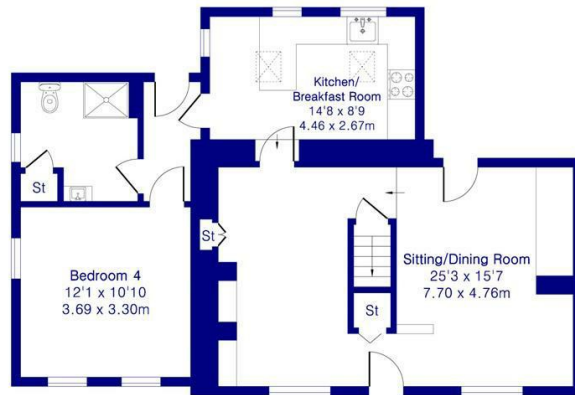


ROSE COTTAGE, NORTH GREEN, KIRTLINGTON, OX5 3JZ

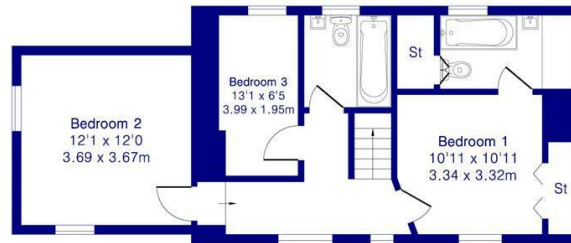
Approximate Gross Internal Area 1409 sq ft - 130 sq m

Ground Floor Area 844 sq ft – 78 sq m

First Floor Area 565 sq ft – 52 sq m



Ground Floor



First Floor





Rose Cottage, North Green, Kirtlington, OX5 3JZ

Freehold

- Attractive stone built semi-detached cottage
- Gardens and off road parking
- Contemporary kitchen
- Idyllic location within a highly regarded village
- Offered with no onward chain
- Four bedrooms & three bathrooms
- Generously proportioned living accommodation
- Beautifully presented
- Located in a conservation area
- EPC grade D | Council tax band F

Proudly fronting North Green in the sought-after village of Kirtlington, this beautifully presented stone-built cottage blends timeless character with considered contemporary living. Thoughtfully updated in a palette of soft, neutral tones, the home offers a calm and understated aesthetic whilst celebrating its period heritage.

The sitting/dining room forms the heart of the home, where exposed timbers run overhead and a log burning stove creates warmth and atmosphere. A door opens directly onto the garden, allowing the living space to extend outdoors during the warmer months. Beyond, a contemporary kitchen/breakfast room provides a bright and practical setting for everyday life, balancing clean lines with enduring quality. Furthermore, a versatile ground floor bedroom sits alongside a stylish shower room, offering flexibility for guests, multigenerational living or those seeking a dedicated home office. Upstairs, the principal bedroom enjoys fitted wardrobes and a modern en-suite bathroom. The further two bedrooms are serviced by the well appointed family bathroom. Outside, the rear and side gardens have been designed with relaxed outdoor living in mind.

Occupying a picturesque position in the centre of the village, this is a home that effortlessly balances character, comfort and village life - offering a refined country lifestyle within easy reach of Bicester, Oxford and excellent transport connections.





CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kirtlington

Is a charming village set in attractive countryside approx. 6 miles north of Oxford, and 6 miles west of Bicester. It has an active local community and excellent amenities including a Primary School (Ofsted rated good), public house (The Oxford Arms), Church of England Church and an Indian restaurant and takeaway (The Dashwood by Aziz). A new community shop and cafe is also due to open in Autumn 2026. The Village is bounded by Kirtlington Park, a popular Polo pitch, and Kirtlington Golf Club.

Local Authority: Cherwell

Council Tax Band: F

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

