



The Thatched Cottage
North Green | Kirtlington | Oxfordshire | OX5 3JZ

FINE & COUNTRY

KEY FEATURES

The Thatched Cottage

Set on Kirtlington's picturesque North Green, The Thatched Cottage is the epitome of English country living. Full of warmth and light, this beautifully maintained thatched home combines period charm with modern comfort and a wonderfully flexible layout.

Ground Floor

Stepping through the traditional ledge-and-brace front door, you're welcomed by a broad and light-filled hallway that immediately sets the tone for the home's relaxed character. To one side, the main living room stretches across the front of the cottage – once two rooms, now thoughtfully opened to form a spacious yet cosy setting. Exposed beams run overhead, window seats overlook the Green, and a magnificent Inglenook fireplace with a wood-burning stove and original bread oven creates an inviting focal point.

At the rear of the house, the kitchen is full of charm and natural light. Shaker-style cabinetry, granite worktops, and space for a farmhouse table create a homely, sociable feel. The stable door leads directly to the rear terrace, making the space perfect for informal dining or a quiet coffee in the morning sun.

Beyond the main living space is a practical utility area and then a versatile study or snug – ideal for home working or as a second sitting room – alongside a smart shower room. Next to the garage, another ground-floor room provides further options as a fourth bedroom, playroom, or home office.







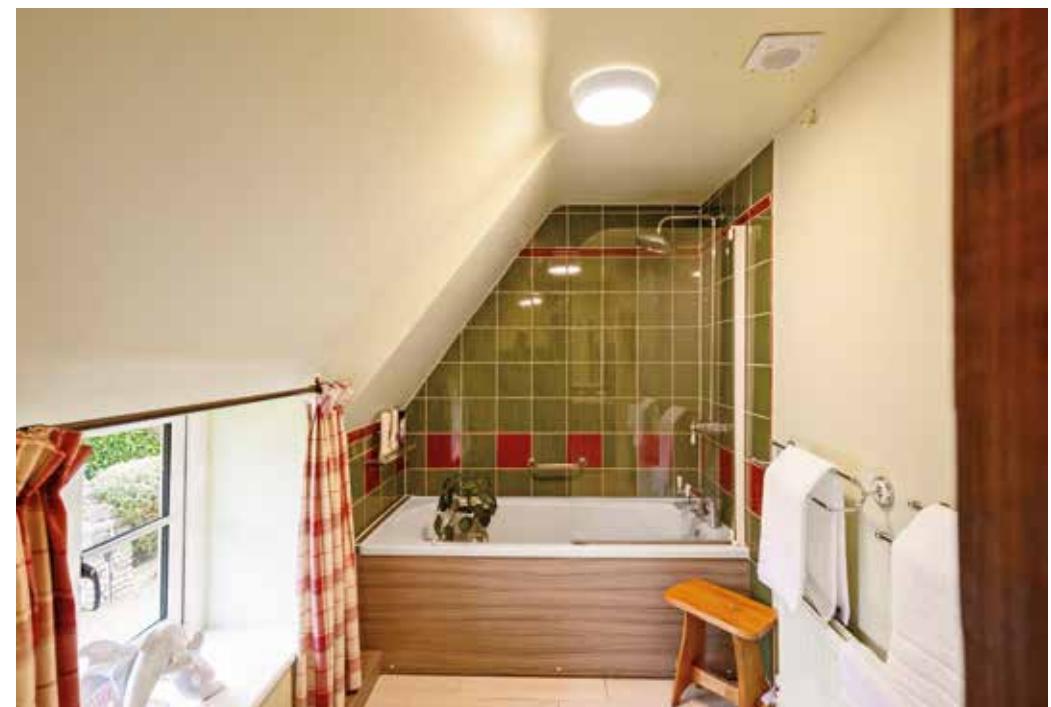


First Floor

Upstairs in the main part of the cottage are two comfortable double bedrooms, both framed by exposed timbers and distinctive eyebrow windows that sit beneath the gentle curve of the thatch. The smart family bathroom, that offers shower over bath, combines traditional finishes with modern fittings that suit the cottage's character.

In the newer part of the property, a rear staircase rises to an additional double bedroom above the garage, offering a flexible self-contained suite for guests, teenagers, or use as a creative workspace.

Throughout, the interiors are surprisingly bright and airy, with good ceiling heights, plenty of windows, and a layout that feels balanced and practical for everyday life.





Outside

The cottage sits well back from the lane behind a pretty, stone-walled front garden filled with flowering plants and shrubs. A wide gravel drive offers ample parking and leads to the garage, while the gardens to the rear are private, beautifully planted, and designed to be enjoyed throughout the seasons.

A large, level lawn stretches away from the house, framed by mature trees and borders that provide colour and privacy. A terrace just outside the kitchen is perfect for entertaining, while the surrounding stone walls and traditional features — including the old well — lend a sense of history and permanence.

Despite its period charm, the home benefits from thoughtful modern touches, including solar panels and a modern heating system, ensuring efficiency without compromising its character.





LOCATION

Kirtlington is one of Oxfordshire's most picturesque and well-connected villages, sitting between Oxford and Bicester amid open countryside. Life here revolves around the Green, with a welcoming community and a range of amenities including the popular Oxford Arms pub, primary school, church, and village hall.

The surrounding area offers scenic walks through Kirtlington Quarry Nature Reserve and along the Oxford Canal towpath, while Kirtlington Polo Club and nearby Blenheim Palace add to the lifestyle appeal. Kirtlington Golf Club, with both 18- and 9-hole courses, is within a mile from the village centre.

For commuters, Oxford Parkway and Bicester North stations both provide direct trains to London, and the A34 and M40 are close at hand. Whether as a family home, a country retreat, or a relocation to a more peaceful pace of life, The Thatched Cottage offers an exceptional blend of setting, character, and convenience.





INFORMATION

The Thatched Cottage

Services, Utilities & Property Information

Utilities – Oil-fired heating and hot water. Mains electricity, water, and drainage. Solar panels.

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider

Broadband Availability – Gigaclear Hyperfast Broadband, speeds up to 900mbps - Ofcom Broadband checker: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Special Note – This property is Grade-II listed and sits within Kirtlington Conservation area.

Tenure – Freehold

Directions – Postcode: OX5 3JZ / what3words: cases.prospered.firy

Local Authority: Cherwell District Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244

Website

For more information visit www.fineandcountry.co.uk/oxford-estate-agents

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

THE THATCHED COTTAGE, NORTH GREEN, KIRTLINGTON, OX5 3JZ



GROUND FLOOR

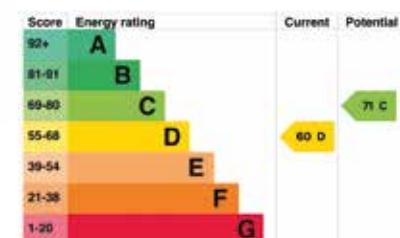
FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 2063 sq ft, 192m²
 TOTAL AREA: 2063 sq ft, 192m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed





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