



Rose Cottage North Green, Kirtlington, OX5 3JZ

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extremely attractive double fronted stone built semi-detached cottage set on Kirtlington North Green, offering well presented and flexible accommodation over 2 floors. This charming property offers a wealth of character and is beautifully presented where an internal inspection is recommended.

The property comprises: Wooden front door leading to entrance hall area with storage cupboard with open access to sitting/dining room. The sitting room has exposed timbers, log burner and casement door leading to rear garden. There is a beautiful modern kitchen/breakfast room with access to a rear lobby with door leading to rear garden, downstairs modern shower room and 4th bedroom. Upstairs on the landing is a pull down ladder leading to a heated and boarded loft space, master bedroom with built in wardrobes and en-suite bathroom. There are 2 additional bedrooms and family bathroom. The cottage is complimented by gas heating to radiators and timber double glazed windows.

Outside there is a private rear and side garden along with a paved patio area. To the front there is a shrub garden with wrought iron fencing and parking. The cottage forms part of the conservation part of the village with the village pond located on the opposite side of the road.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with EE, O2, Vodafone and variable with Three.
- For information on restrictive covenants please contact the office.
- EPC Rating: D Council Tax Band: F





Key Features

- Pretty Semi-Detached Cottage
- Stone Built Cottage
- 4 Bedrooms
- 3 Bathrooms
- Beautiful Kitchen
- 2 Reception Rooms
- Fronting North Green
- Located in Conservation Area
- Beautifully Presented
- No Chain

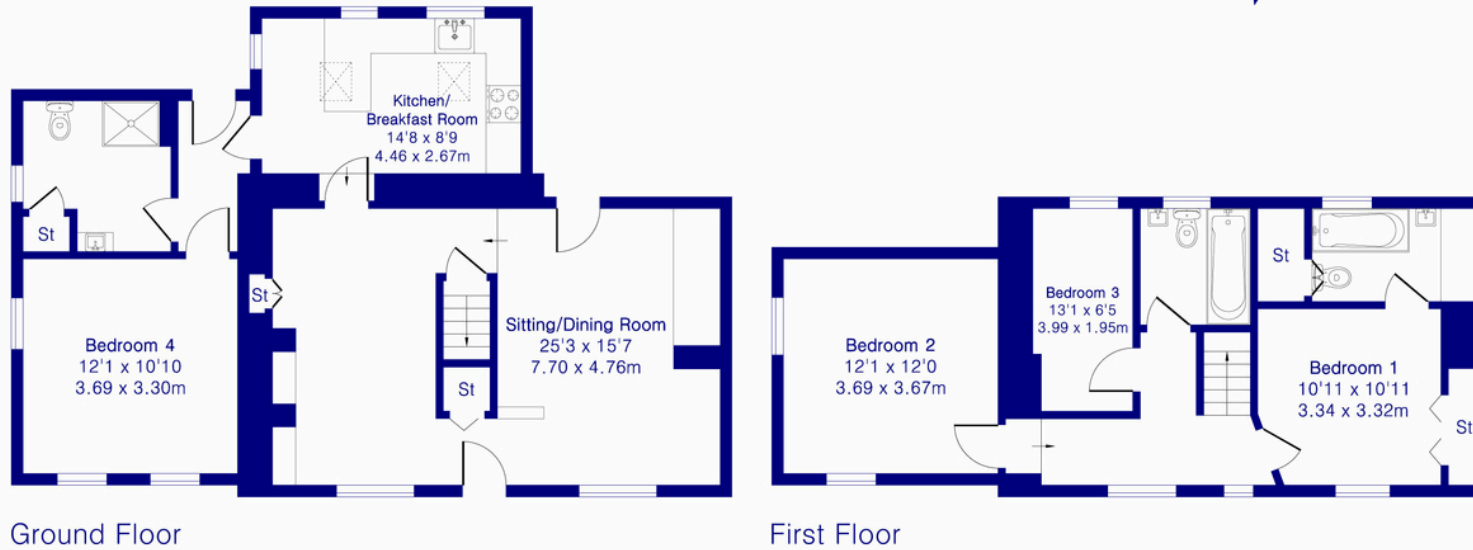
The Location

Kirtlington Village is ideally located offering easy access to Oxford, A34 and the M40, with Oxford Parkway Train Station at Water Eaton, Kidlington providing a non-stop rail service to London. Tackley Village (only a few miles away) also benefits from a train station offering plenty of options to ease travelling arrangements. Oxford Parkway Park and Ride bus service and Oxford Parkway Train Station is approximately 15 minute drive from the village. There is an excellent local Primary School and within the catchment area for Marlborough Secondary School in Woodstock. The Village boasts its own pub, hotel/restaurant and local Village Shop/Post Office.

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



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