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Bramley Cottage, Heyford Road,

Kirtlington, OX5 3HS

Guide Price £985,000

A wonderful house that offers pretty much the ideal mix of all worlds for a family buyer.







Combining the character of a traditional cottage with the convenience & comfort of a modern renovation, a fine house set in a charming village with great amenities including school & pub. 5 or 6 bedrooms, 3 baths, kitchen/family room, 3 receptions, pretty gardens, plus gated drive & detached garage.

Kirtlington itself needs little introduction. One of north Oxfordshire's most popular villages with an excellent primary school, in addition to the enviable range of amenities including a much-loved village pub, curry house, cricket pitch and two village greens, alongside the historic Kirtlington Park and its renowned polo club. Not to mention a new village shop! It is a quintessential English village, with a delightful and strong community all placed in an exceptional setting.

Bramley Cottage is a particularly special period home, occupying a coveted position on the edge of the highly sought-after village of Kirtlington. With the entrance to Kirtlington Park directly opposite, miles of beautiful countryside and walks on the doorstep, the house enjoys a rare combination of village life and a wonderful sense of space and connection to the countryside.

Originally a traditional Cotswold stone cottage, it has retained its abundance of character and charm, with beautiful, exposed beams and original character throughout. The property has, however, been extensively and thoughtfully refurbished to create a sophisticated and highly practical family home, combining the warmth and character of a traditional cottage with the convenience, comfort and quality of a modern renovation.

A particularly clever aspect of the design is the way the accommodation has been arranged to embrace the garden. Approached through the side gate, the house opens from the rear, with the principal living spaces oriented towards the garden. The result is a remarkably private and peaceful feel, with the garden becoming a natural extension of the living accommodation.

The ground floor centres around a generous family kitchen and dining space, providing a wonderful heart to the home. There is also a beautiful, characterful sitting room with a log-burning stove, a useful walk-through boot room/cloakroom, a utility room and downstairs loo, together with a further reception room offering flexibility for family life, work or entertaining.

On the first floor are four well-proportioned bedrooms and a generous family bathroom. The second floor provides a superb bedroom suite arrangement, with a large bedroom, adjoining snug/occasional bedroom and a further bathroom.




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Outside, the garden is charming and particularly well-proportioned for a village property. It enjoys a south-westerly aspect, catching the sun throughout much of the day before the evening light pours into the family kitchen. Mature apple trees add to the cottage-garden feel, while a stone bothy sits towards the rear of the garden. Planning permission has recently been granted for its conversion into a one-bedroom ancillary space, offering exciting potential for a home office, guest accommodation or independent living space.

Bramley Cottage is a home that manages to offer the best of both worlds: the romance and character of a traditional Cotswold cottage, combined with the space, quality and thoughtful layout of a beautifully considered modern family home. A rare opportunity to acquire a truly special village property in one of north Oxfordshire's most desirable locations.

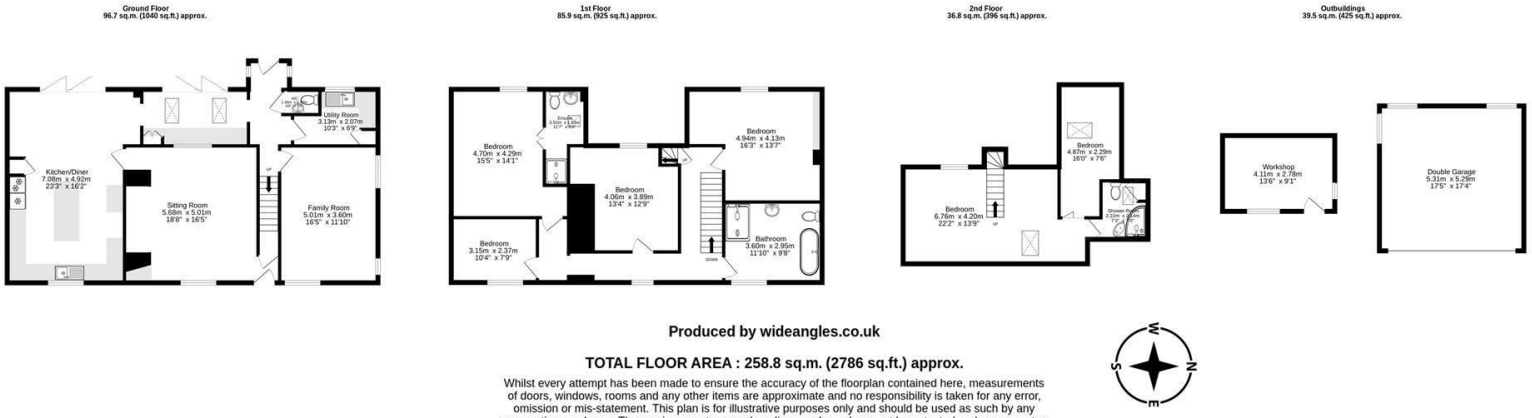








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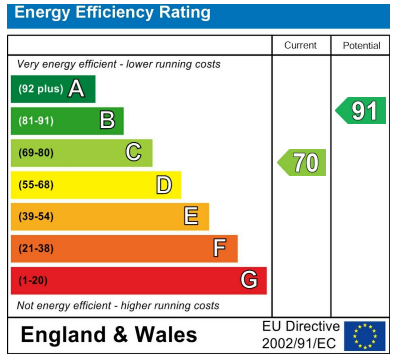


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TOTAL FLOOR AREA : 258.8 sq.m. (2786 sq.ft.) approx.

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Mains water, electricity, gas CH
Cherwell District Council
Council tax band F
£3,124-04 p.a. 2026/27
Freehold

- Extensively refurbished village house
- 2 further receptions
- Cloak & utility
- Wonderful kitchen/breakfast
- 5 or 6 bedrooms
- Lovely, mature gardens
- Sitting room with fireplace
- 3 bathrooms (1 en-suite)
- Double garage & driveway

To discuss this property or to arrange a viewing please call, or drop us a line
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