The Thatched Cottage

FRILFORD, OXFORDSHIRE OX13 5NR





Welcome to The Thatched
Cottage, an attractive 17th-century
Grade II listed cottage located in
the sought-after hamlet of Frilford,
in South Oxfordshire.

Approx Gross Internal Area: 2,551 sq. ft.



Breckon & Breckon est. 1947



Sitting Room, Reception Hall





The Thatched Cottage is an attractive early seventeenth century Grade II The extended ground floor provides flexible living accommodation that listed cottage, built of limestone with a thatched roof. Sympathetically extended and improved, it occupies a prominent position in the soughtafter South Oxfordshire hamlet of Frilford.

caters to a variety of needs and features a reception hall with wood burning stove, separate sitting room – also with wood burning stove – and an open plan kitchen/dining/family room with bi-fold doors that open on to the garden.



Family Room, Dining Room





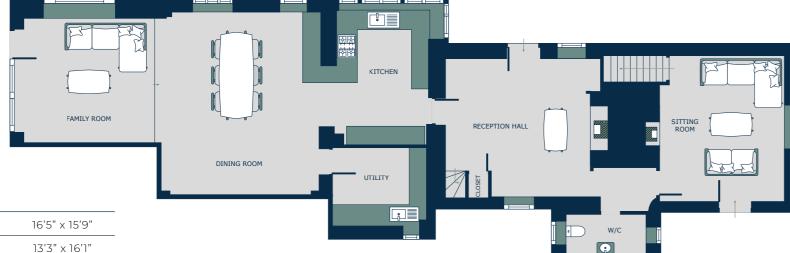
The well-equipped kitchen is fitted with contemporary bespoke wall A separate utility room provides space for white goods, has a sink unit and base units, with a range of Siemens integrated appliances.

and additional storage solutions.

FIRST FLOOR

| Primary Bedroom | 3.94m x 5.14m | 12'11" × 16'10" |
|-----------------|---------------|-----------------|
| Bedroom 2 | 4.23m x 5.09m | 13'11" x 16'8" |
| Bedroom 3 | 5.14m x 2.97m | 16'10" x 9'9" |
| Bedroom 4 | 5.14m x 2.81m | 16'10" x 9'3" |





GROUND FLOOR

| | Reception Hall | 5.00m x 4.79m | 16'5" x 15'9" |
|--|----------------|---------------|---------------|
| | Sitting Room | 4.05m x 4.90m | 13'3" x 16'1" |
| | Family Room | 4.56m x 4.02m | 15'0" x 13'2" |
| | Dining Room | 5.35m x 5.90m | 17'6" x 19'4" |
| | Kitchen | 3.48m x 4.68m | 11'5" x 15'4" |
| | Utility | 3.00m x 2.56m | 9'10" x 8'5" |
| | | | |



Additionally, both reception hall and sitting room have feature fireplaces with wood burning stoves. Separate staircases ascend to the first floor and a cloakroom completes the ground floor accommodation.

INTERNAL STAGED IMAGE: Family Room/Dining Room



Primary Bedroom, Bedroom 2





The first provides four good sized bedrooms, providing ample accommodation for a growing family or guests. Two of the bedrooms benefit from en-suite shower rooms and in addition, there is a well-equipped modern family bathroom.



Rear View, Bedroom 3





The garden is of ample size with a paved patio and lawn, evergreen hedging and gated access to the rear.

There are four parking spaces with an EV charge point.

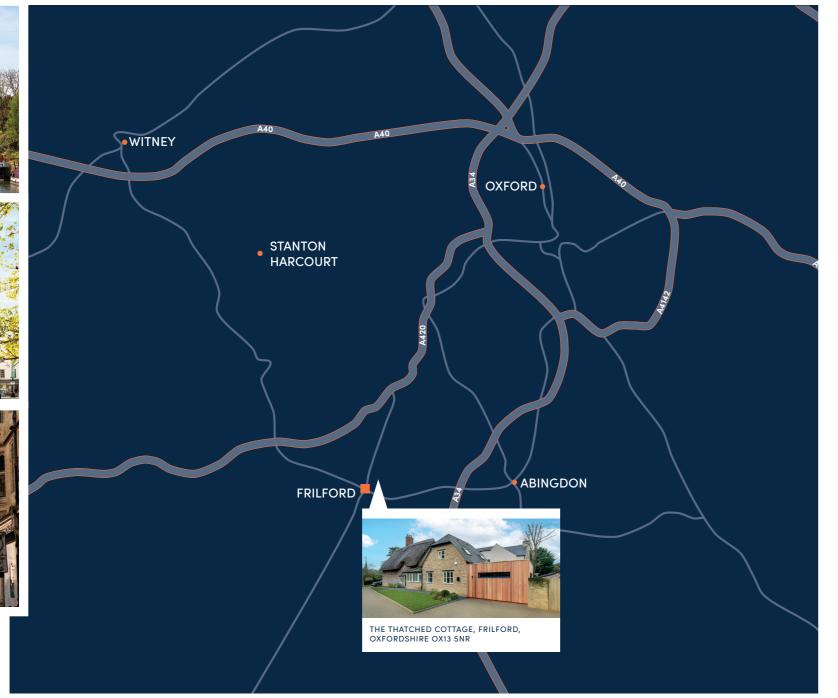






IMAGES FROM TOP:

Nag's Head Island, Abingdon Town Hall, Abingdon Ship Street, Oxford City Centre,



Frilford

Nestled amidst the tranquil countryside of Oxfordshire, lies the hamlet of Frilford. Boasting excellent transport links, the A34 is within a short drive, linking the M40 and M4 motorways. Didcot Parkway Station provides a fast train service to London Paddington in approximately 35 minutes.

The county of Oxfordshire is a thriving area, economically and culturally – alive with heritage, academic life, and innovative industries. The technological and industrial hubs at Culham, Harwell and Milton Park, Oxford's Universities and the many research and science centre's make this one of the UK's most forward-looking areas for innovation.

Near-by local schools, include Cokethorpe, Cothill, Chandlings, and The Manor. St Helen's and St Katherine's, St Hugh's are also within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon School are in Oxford which is only 10 miles away.

Local sporting facilities are also good, with the highly regarded Frilford Heath Golf Club, a championship course, and Fitness at the farm less than half a mile away. Millets Farm is also within a mile of The Fairways and is a popular family attraction in South Oxfordshire with Farm Shop, Garden Centre, Falconry Centre, Play Barn, Adventure Golf, Animal Walkway and Playground. Independent retail outlets offer a range of fresh local produce and seasonal activities occur throughout the year.

Ready to view?

get in touch

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