



A beautifully presented stone-built Grade II listed property arranged over three floors with an abundance of period features, a fabulous purpose-built outdoor entertaining area with a kitchen and heating, a delightful rear garden, along with a separate guest room/studio with an en-suite in the heart of the desirable Oxfordshire village of Hethe.

Palmers Cottage is a wonderfully characterful, semi-detached stone-built home in the attractive village of Hethe. Behind its honey-coloured frontage lies surprisingly versatile accommodation arranged over three floors, complemented by generous gardens, a fabulous outdoor kitchen and entertaining area, and a separate bedroom suite for visiting family and friends.

Exposed stonework, substantial timbers and individual architectural details give the cottage a warmth and personality that runs throughout the accommodation. This is a home with spaces to gather, corners in which to unwind and an especially inviting connection between indoors and out.

The front door opens into the living room, a welcoming central space with a chimney breast providing a natural focal point. A distinctive curved staircase adds to the cottage's character, while the adjoining dining room offers a separate setting for family meals, leisurely Sunday lunches and entertaining.

To the rear, the kitchen beautifully balances rustic texture with contemporary practicality. Exposed stone walls and a vaulted ceiling with prominent timbers create an impressive backdrop to the fitted cabinetry, pale work surfaces and range-style cooker. Natural light enhances the sense of space, while doors open directly onto the courtyard, making it easy to carry breakfast outside or keep conversation flowing between the kitchen and terrace.

On the first floor are three bedrooms and a shower room, providing flexibility for family life, guests or working from home. The second floor adds two further bedrooms, one with an en-suite shower room, creating a useful arrangement for those who appreciate a little separation

within the home.

A particularly appealing addition is the separate garden bedroom accommodation with its own en-suite bathroom. Away from the main house, it offers a welcoming retreat for overnight visitors, allowing guests and hosts to enjoy their own space.

The gardens are a defining feature of Palmers Cottage, combining generous outdoor space with beautifully atmospheric areas for relaxing and entertaining. Immediately outside the kitchen, a paved courtyard feels like an extension of the house, enclosed by stonework, established planting and climbing greenery.

The outdoor kitchen and covered entertaining area make this a memorable setting for gathering with friends.

Substantial timbers and exposed stone create a wonderfully rustic feel, while the adjoining brick-built outdoor oven adds to the occasion. From summer lunches to evenings spent cooking and talking beneath the shelter, this is an outdoor space designed to be enjoyed.

Beyond the courtyard, the generous gardens offer further room to relax, garden and enjoy time outside, giving the property an appealing balance of intimate seating areas and more expansive outdoor space.

Hethe offers the pleasures of village life amid the North Oxfordshire countryside, with attractive stone buildings, country lanes and opportunities for walking close to home.

The village's Muddy Duck provides a distinctive local destination for drinks and dining, combining a traditional pub setting with a menu influenced by Pan-Asian and Japanese cooking. themuddyduckpub.co.uk

Nearby Bicester provides a wider range of everyday shopping, supermarkets, leisure facilities and services, alongside the designer shopping and restaurants at Bicester

Village. The location allows residents to enjoy a rural setting while remaining connected to the practical needs of everyday life.

State education options in the surrounding area include Fringford Church of England Primary School, with secondary provision in Bicester including The Cooper School. Independent choices include Winchester House in Brackley and Bloxham School near Banbury. Families should confirm catchment areas, admissions arrangements and availability directly with the relevant schools and local authority. oxfordshire.gov.uk

For commuters, Bicester Village station provides direct rail connections to Oxford and London Marylebone, making both city visits and regular travel practical. Bicester North provides an additional rail option, while the surrounding road network offers access towards the A43, M40 and A34 for journeys to Oxford, London, Birmingham and the wider motorway network. [Live Train Times](#)

With its rich character, flexible bedroom accommodation and exceptional spaces for outdoor entertaining, Palmers Cottage offers an inviting village home with plenty of room for family life and memorable weekends with friends.





Accommodation Comprises:

Ground Floor - Large Sitting/Dining Room, Kitchen, Stairs Leading To The First Floor.

First Floor - Principal Bedroom, A Double Bedroom, Fifth Bedroom/Study, Family Bathroom With A Bath and A Separate Shower.

Second Floor - Two Double Bedrooms, One With An En-Suite Shower

Outside - Large Garden Room With A Kitchen and Utility Facilities, Guest Room/Studio With En-Suite Shower.

Gated Driveway Parking To The Side

Rear Garden Laid To Lawn With Mature Trees and A Vegetable Garden. Extensive Patio Area.

Freehold Property

The Property Is Also Grade II Listed.

Local Authority - CDC

Council Tax Band -

Services:

Mains Water

Mains Drainage

Oil Fired Central Heating

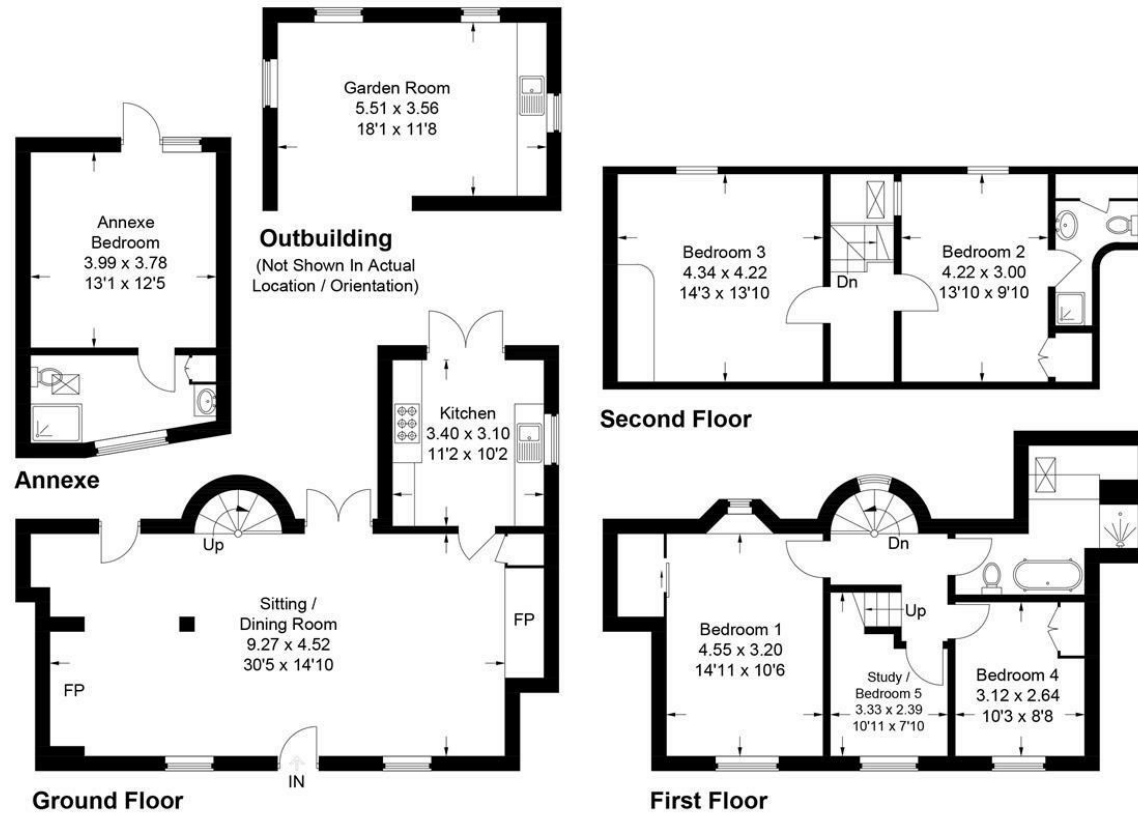
Broadband - Check Speed With Ofcom

Mobile Phone Coverage - Check With Ofcom





Approximate Gross Internal Area
 Ground Floor = 58.1 sq m / 625 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Second Floor = 42.6 sq m / 458 sq ft
 Outbuilding = 19.5 sq m / 210 sq ft
 Annexe = 22.1 sq m / 238 sq ft
 Total = 189.0 sq m / 2,034 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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