



Cote Cottage, Shifford Road
Cote, Oxfordshire OX18 2EG

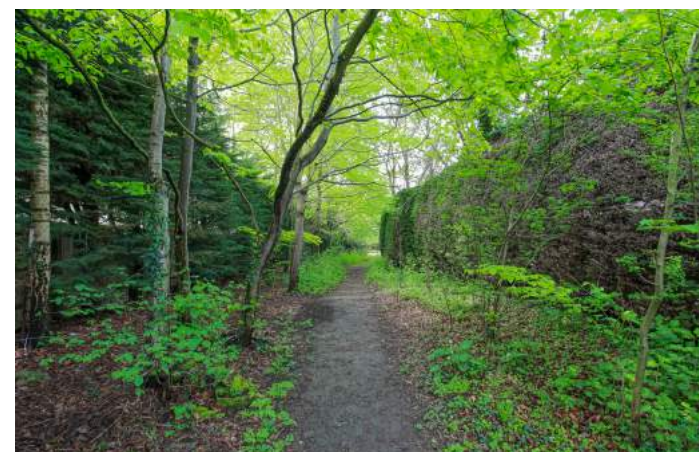
Cote Cottage, Shifford Road, Cote, Oxfordshire OX18 2EG

A charming detached 18th century Grade 2 listed cottage set in substantial and mature south and west facing gardens approaching 0.5 acre. This stunning property is situated in a quiet lane in this small hamlet village between the larger villages of Standlake and Aston, and is built of natural stone under a stone slate roof with characterful dormer windows to front, side and rear. The attractive accommodation over 2 floors includes 2 separate staircases and comprises a sitting room and living room both with inglenook fireplaces, plus a kitchen, cloakroom and useful boot room leading to the gardens. To the first floor there are 4 bedrooms and 2 bathrooms linking the 2 landing areas. The completely private gardens are impressive and a wonderful feature of this desirable home and extend through formal lawn areas full of mature trees and shrubs leading via a garden path to more natural sections including dense areas of shrubbery and then on to a wooded area beyond, and finally to a shallow watercourse at the far end. The gardens include storage and garden sheds, and a detached garage plus parking accessed by the double gates. There is significant space here for a family and the property also offers a purchaser the opportunity to extend if required.

Directions

Leave Witney via A415 in the direction of Standlake. Proceed along for a distance to Standlake. Rather than bearing left into the village of Standlake, proceed straight on in the direction of Aston (B4449). Follow this road along for approx. 2 miles. At the Cote crossroads turn left into Shifford Road and the property is then found on the right hand side.

24E24





GROUND FLOOR

Entrance Hall
Cloakroom
Sitting Room
Kitchen
Living Room
Boot Room

OUTSIDE

South & West Facing Gardens Approaching 0.5
Acre
Garage
Driveway Parking

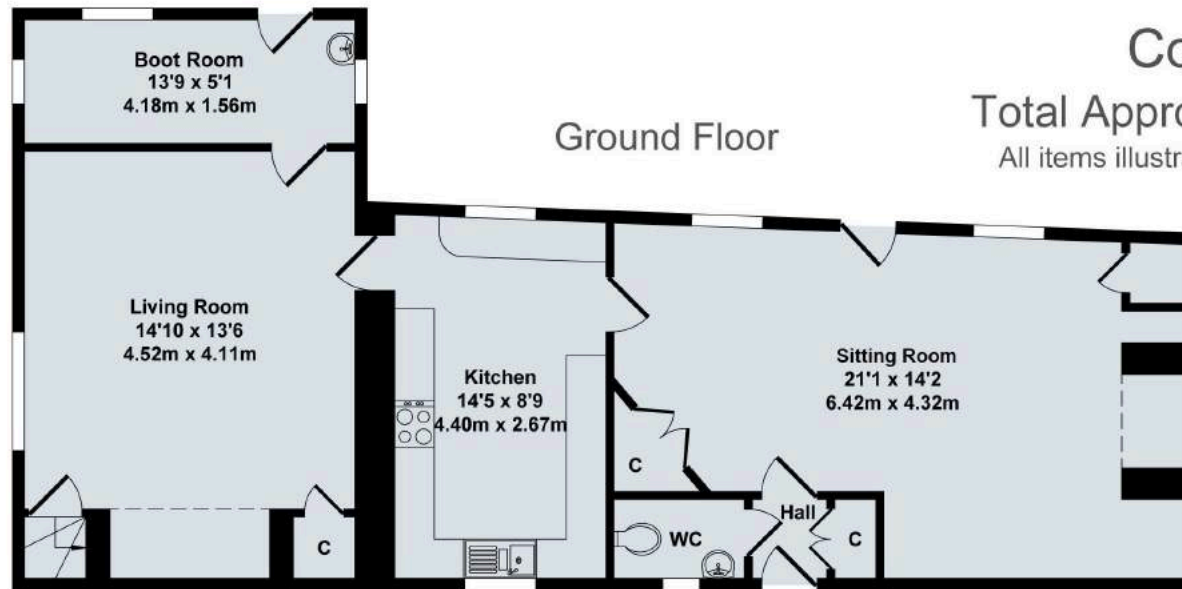
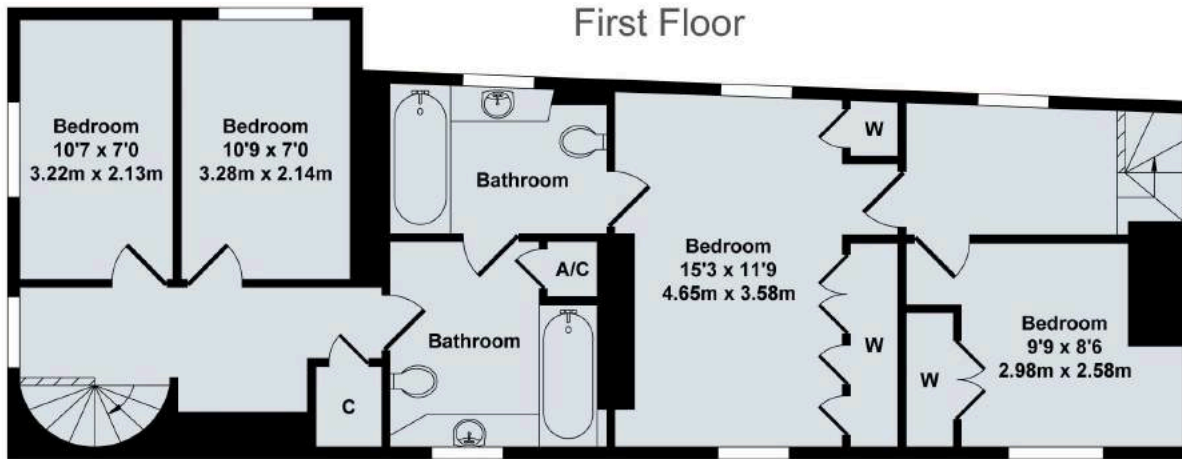
FIRST FLOOR

4 Bedrooms
2 Bathrooms

Period Features Including Inglenook
Fireplaces & Exposed Beams
Grade 2 Listed

Price £695,000 Freehold
Council Band F





Cote Cottage, Cote
Total Approx. Floor Area 1562 Sq.Ft. (145.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Contact:

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