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**Bell Lane
Cassington, Oxfordshire**

Offers in excess of £800,000



Bell Lane, Cassington, Oxfordshire, OX29 4DS

Offers in excess of £800,000

Freehold

A most charming detached and extended stone built village house with immense character and period features throughout, tucked away in a lane within the sought after small village of Cassington, some 5 miles west of Oxford. The property has been sympathetically extended at the side and rear, which combined with an older rear extension provides flexible family-sized accommodation offering scope for further improvement, along with the advantage of a garage, parking and a rear garden with views of St. Peter's church spire.

The property has been significantly altered at ground floor level with the accommodation comprising an open plan Kitchen/Family Room with oak units, flagstones and bi-fold doors opening to the rear garden. From here you can access the delightful beamed Sitting Room complete with inglenook fireplace, separate Dining Room, Cloakroom and the very impressive Master Bedroom with glazed doors to the garden, vaulted ceiling and Dressing Room. We are informed this has plumbing in place for an En-Suite Bathroom if required. On the first floor there are three double Bedrooms, one with a useful mezzanine level, a single Bedroom and Bathroom. Outside there is a garage, driveway parking at the side and access either side of the property to the lovely cottage garden with apple trees and views of the parish church spire. Heating is mains gas fired to radiators.

This property has a quite unique charming appeal and whilst ready for occupation there is also the opportunity to add further improvements and cosmetic finishes.

SITUATION

Cassington is a small and pretty village lying just north of the A40, about 1 mile from the neighbouring village of Eynsham. The village is well situated for access to Witney (c.6 miles), Oxford (c.5 miles), Yarnton (c.2 miles), Kidlington (c.5 miles), the A34, A420 and M40. The village has a traditional village green and an active local community. There are two pubs, a primary school, Worton organic farm shop and cafe, parish church, village hall and sports field/recreation ground. Furthermore, at the end of Bell Lane, one can access a cycle path or canal/riverside walks, to Summertown and Oxford. There are numerous private schools within easy daily reach and the boutique hotel destination Estelle Manor is just 5 miles from the property. A bus stop at the end of Eynsham Road on the A40 serves Oxford and Witney.

Eynsham lies about 1 mile to the west and boasts fantastic local facilities, a regular bus service to Oxford & Witney and the highly regarded Bartholomew Secondary School, rated "excellent" by Ofsted.

DIRECTIONS

Cassington is accessed from the A40, just east of Eynsham. Continue through the village passing the village green and Bell Lane will be found on your right. Continue along Bell Lane keeping right, and the property will be found on your right. Satnav: OX29 4DS

COUNCIL TAX

West Oxfordshire District Council - Band E.

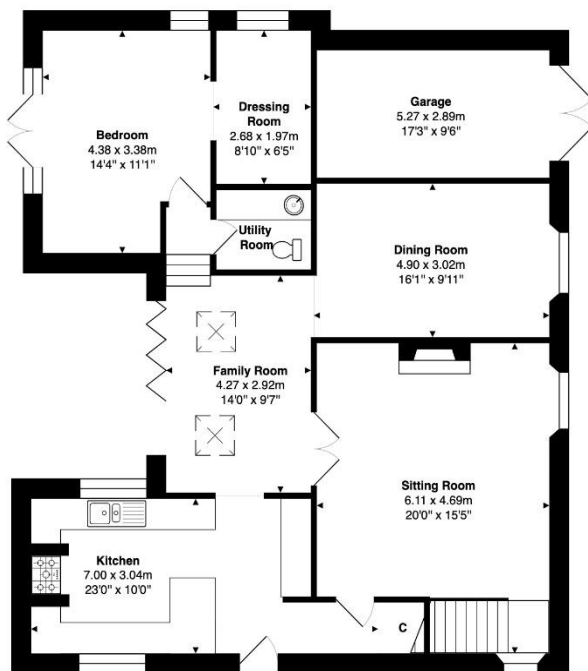
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



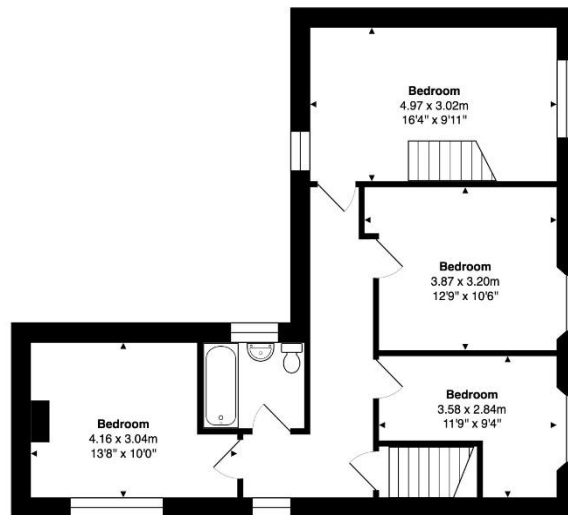


PROPERTY SUMMARY

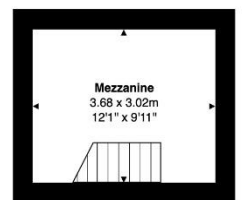
- * Kitchen with oak units opening to Family Room *
- * Beamed Sitting Room * Dining Room * Cloakroom *
- * Ground floor Master Bedroom with Dressing Room (En-Suite option)
- * Family Bathroom * 4 further Bedrooms * Garage * Parking *
- * Cottage Garden with views to church * Gas CH *



Ground Floor



Second Floor



Storage

Approximate Gross Internal Area

162.6 m² ... 1750 ft² (excluding loft storage, garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

