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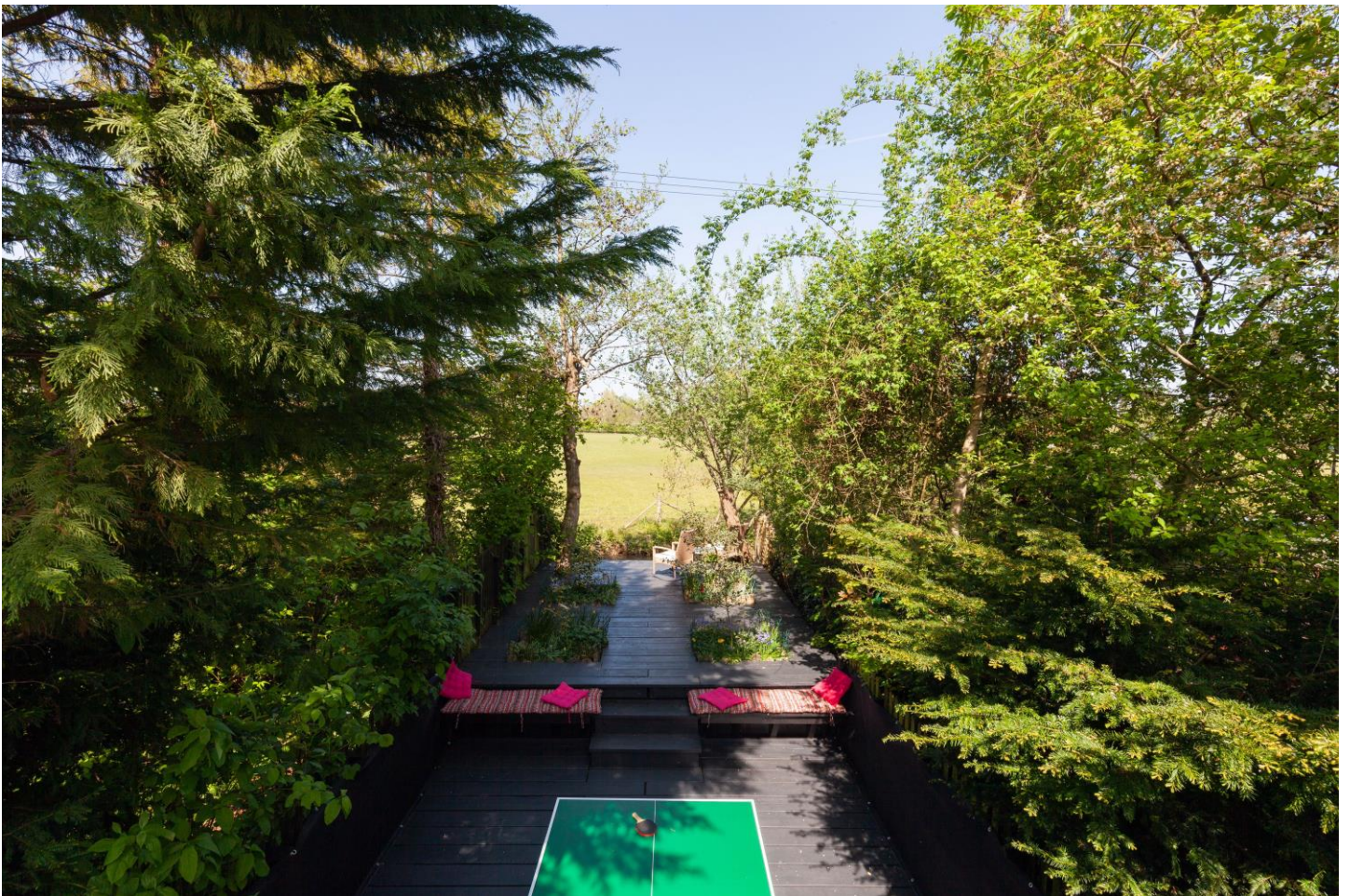


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Rack End
Standlake, Oxfordshire

Offers in excess of £385,000



Rack End, Standlake, Witney, Oxfordshire, OX29 7SA

Offers in excess of £385,000

Freehold

A charming 2 Bedroom terraced Cottage dating originally we believe from the 1830s with a quite enchanting rear garden extending to over 200' in length leading down to the River Windrush. The stunning cottage garden offers privacy, a huge array of carefully considered plants, workshop, and a Norwegian log cabin/studio/office, with a two-tiered deck in front to relax in front of the river with views of open farmland beyond. The cottage has a largely open plan ground floor with the sitting room boasting a large fireplace feature, stove, terracotta tiles, and ceiling timbers, adjoining the rustic kitchen with bespoke hand-made units. A lean-to store beyond accesses the garden. The first floor comprises bedrooms front & rear and bathroom. There is a fully boarded and very useful attic space with Velux window, accessed from the bedroom. The cottage has a front parking space with useful storage, timber-framed double glazing and electric heating. This is a quite charming and individual character cottage with a lovingly planned garden offering peace and seclusion and an idyllic riverside position that would be difficult to match.



SITUATION

The popular village of Standlake is well located for access to Witney, Oxford and Swindon. It offers sporting facilities with tennis courts by its village hall, a pleasant village pub, parish church, primary school and a general store/post office on the High Street. Lincoln Farm Park in the village offers private swimming pool facilities and gym membership.

Witney c.6 miles, Abingdon c.11 miles, Oxford c.12 miles, Didcot mainline station (Paddington 45 mins) c.15 miles, Swindon c.23 miles, London c.70 miles.

DIRECTIONS

From the village green in Standlake proceed along Rack End towards Northmoor and the property will be found on your left. Satnav: OX29 7SA.

THE ACCOMMODATION

Stable door to:-

Entrance Lobby

Door to:-

Sitting Room/Kitchen

Open plan living space with front-facing living area and a kitchen located at the rear. Terracotta tiles throughout, exposed ceiling timbers, fireplace with brick surround, raised hearth and "Clearview" stove. Staircase to first floor, coats cupboard and storage. Bespoke hand-made timber kitchen units, shelving, space for appliances, plumbing for washing machine, electric oven and hob, period style single drainer sink. Feature arched double doors to:-

Lean-to

Sloping roof, double doors to the rear garden, useful tool storage.

On the first floor

Landing

Exposed pitch pine floorboards continuing into each Bedroom. Storage cupboards.

Bedroom 1

Windows to rear with shutters, panelled ceiling, built-in wardrobes.

Bedroom 2

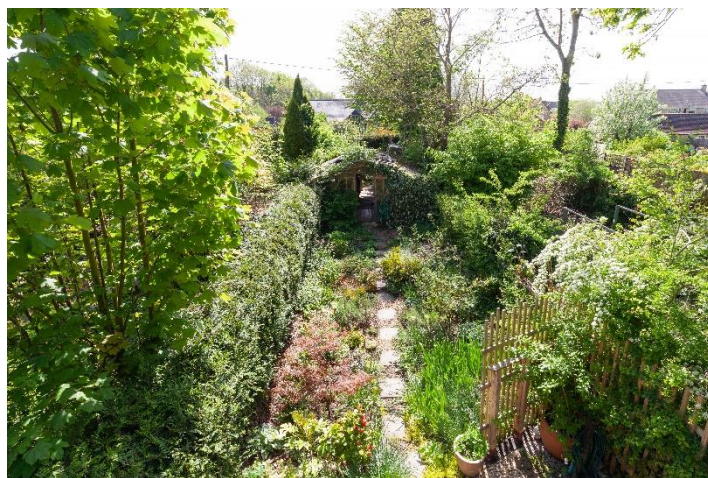
Window to front, panelled ceiling, built-in wardrobe and linen cupboard.

Attic Space

Fully boarded, Velux window to rear elevation.

Bathroom

Panelled bath, basin, WC.



The Garden

The long informal garden comprises distinct separate spaces each offering a significant degree of privacy, seating, and a vast array of plants providing all year interest. A few steps from the lean-to is the first garden which is enclosed by a wood store and a mix of deciduous and evergreen hedging. Along the wood store there are water harvesting barrels, a cupboard, and a discreet garden bin store which also serves as a way through to the alley leading to the main road, a right of access for the cottages in the terrace. This area is predominantly planted with shrubs and perennials specifically chosen for scent and colour.

Passing through a yew hedge arch one enters the autumn garden with an arbour catching the morning sun and overlooking shrubs and trees which provide an assortment of berries. A large useful shed, also serving as a workshop and wood store, creates shade at the beginning of another garden and is planted accordingly. This space leads to a sunny gravel seating area which has an abundance of plants for pollinators.

Behind the sun spot is a Norwegian log cabin, an ideal home work space, which is roofed with grass and drought tolerant plants. In front of the cabin is a two tiered deck with more seating where one can relax in front of the river Windrush with views across the river over farmland frequented by sheep and lambs.

COUNCIL TAX

West Oxfordshire District Council - Band C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area

Main House 73.8 m² / ft² (Excluding Loft Storage)
Outbuilding 1 27.8 m² / 300 ft²
Outbuilding 2 14.0 m² / 150 ft²
Total 130.1 m² / 1400 ft²

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.
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