



**Bell Cottage, Bell Lane**  
**Cassington, Oxfordshire, OX29 4DS**



**abbeyproperties**  
independent estate agents

# Bell Cottage, Bell Lane, Cassington, Oxfordshire, OX29 4DS

## Guide Price £1,000,000

### Freehold

Bell Cottage is a wonderful Grade II listed 4 Bedroom family home enjoying a great location in this sought after village some 5 miles outside Oxford. The property has been sympathetically extended and updated and is beautifully presented throughout with a stylish interior that absolutely oozes charm and character with original period features on show throughout the property. On entering the property, the principal Sitting Room has a fireplace with stove, exposed stonework, beams, and window seats. The impressive Family Kitchen is a particular feature designed around a central island unit which leads to a contemporary Conservatory overlooking the garden and a Boot Room/WC with flagstone floor. The remains of an original stone staircase is on show as you access the Family Room that boasts a lovely fireplace with bread oven, stove, and a feature bay window overlooking the rear garden. On the first floor there are 4 double Bedrooms and a Family Bathroom all approached by latch doors. The Master Bedroom suite is accessed via it's own Landing with timber wall paneling and beams on display. This has been utilized as a Study area, tucked away from the main body of the house. The Bedroom has exposed timbers and an En-Suite Shower with period style suite. The remaining Bedrooms are all doubles, and the contemporary Family Bathroom has both bath and a large walk-in shower. On the second floor is a fabulous and expansive Attic Room with original timbers, roof lights and stone chimney feature. This area could service a variety of purposes from bedroom to studio to home office, subject to consents. There is also access to a further roof space offering plenty of storage. The part-walled rear garden enjoys a westerly aspect and is a good size, arranged principally in two sections with views to Wytham Woods and St. Peters church spire. A large terrace runs the length of the property for al-fresco dining. This gives way to a substantial lawn, well stocked borders, fruit trees and a stone potting shed which also has home office potential.



## 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.

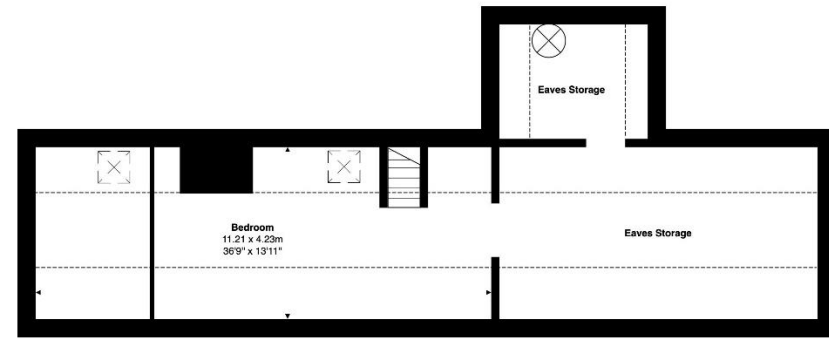


## DIRECTIONS

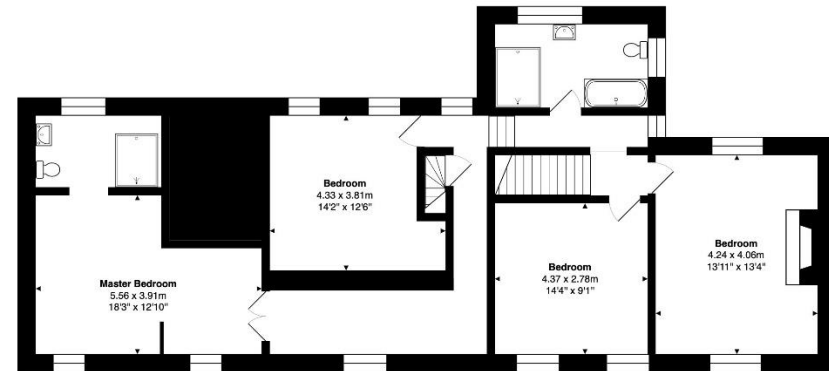
Cassington is accessed from the A40, just east of Eynsham. Continue through the village passing the village green and Bell Lane will be found on your right. Continue along Bell Lane keeping right and the property will be found on your right. Satnav: OX29 4DS

## COUNCIL TAX

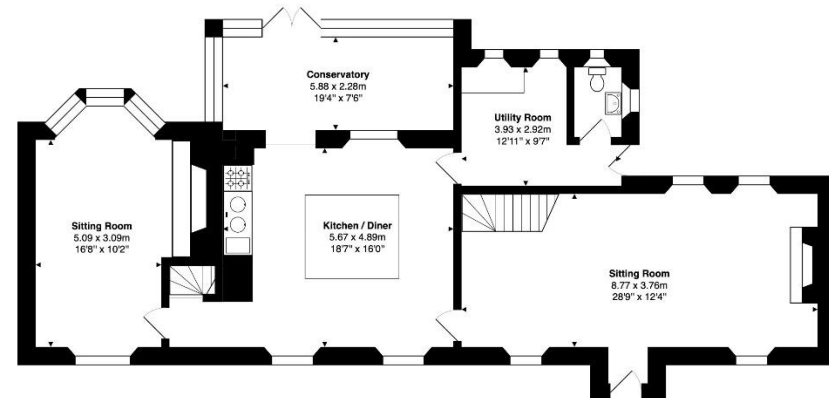
West Oxfordshire District Council – Band E.



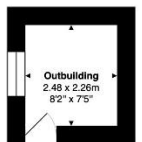
Second Floor



First Floor



Ground Floor



Outbuilding

Approximate Gross Internal Area  
270.0 m<sup>2</sup> ... 2907 ft<sup>2</sup> (excluding eaves storage, outbuilding)

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 EB Property Services. www.ebps.co.uk



## ACCOMMODATION

\* SITTING ROOM \* FAMILY KITCHEN \* CONSERVATORY \* BOOT ROOM/WC \* FAMILY ROOM \* EN-SUITE MASTER BEDROOM \* THREE FURTHER DOUBLE BEDROOMS \*  
\* FAMILY BATHROOM \* SUPERB ATTIC ROOM \* LARGE REAR GARDEN \* ORIGINAL PERIOD FEATURES \* GAS CENTRAL HEATING \* EPC Rating: E \*



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