



# IVY COTTAGE

Lower End, Alvescot, Bampton, OX18 2QA

**BROWN & CO**



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**3 bedroom detached character property finished to a high standard with a large garden and planning consent to extend**

0.4 Acres of Paddock Land Available by Separate Negotiation

**FOR SALE BY PRIVATE TREATY**

## LOCATION

Ivy Cottage is located in the village of Alvescot down a no through road. Alvescot is an attractive village located just 3.7 miles from the Cotswolds National Park. The extremely popular town of Burford is situated approximately 4.8 miles to the north and local amenities are available in Carterton or Witney. The Plough Inn and a primary school are within walking distance and there is a good network of footpaths and bridleways around the village.

## DESCRIPTION

Ivy Cottage is an attractive stone cottage which has undergone considerable modernisation over the past few years. The accommodation comprises:

### Ground Floor:

- Porch (2.28m x 2.20m) – Offering a useful space between the back door and living/dining room, with built in cupboards under a bench seat for shoe storage.
- Living/Dining Room (6.54m x 5.07m) – A large, homely space with wooden floors, Rayburn (disconnected) and double sided woodburner set in a character fireplace. Windows to the front and rear elevation allow plenty of light in to the living space.
- Kitchen (3.04m x 2.90m) – The recently fitted kitchen includes a stainless steel sink, electric oven, hob and extractor fan.
- Sitting Room (3.14m x 5.24m) – Situated at the other end of the house to the kitchen, the cosy sitting room benefits from the double sided woodburner and character fireplace.

### First Floor:

- Landing (4.45m (max) x 1.72m (max)) – Carpetted with fitted cupboards.
- Master Bedroom (5.23m x 3.04m) – A large double room with carpet floor and windows to the southern and eastern elevation.
- Bedroom 2 (3.66m x 3.38m) – Another double bedroom with windows to the south and a carpet floor.
- Bedroom 3 (2.30m x 2.94m) – A single bedroom with a built in cupboard and carpet floor.
- Office/Landing (2.14m x 2.37m) – A separate room located between the landing and the bathroom, this room is large enough to accommodate a desk or provide further storage
- Family Bathroom (3.01m x 2.78m) – Accessed through the office, the bathroom has been re-done in recent years. It contains a sink, toilet, shower, bath, towel rail and airing cupboard.

### Outside

Outside the property benefits from a large garage (5.20m x 6.55m), complete with WC and utility room and which benefits from planning permission to convert and incorporate in to the existing dwelling. There is a gravel driveway with parking available for 3 vehicles, and the large, mature garden offers a pleasant and secluded outdoor area.

There is a pre-fabricated outbuilding (7.30m x 4.05m), currently used as a workshop, providing plenty of storage.

### Planning Permission to Extend

The Property benefits from planning permission to convert the garage in to a kitchen and utility room, with a glazed link extension to the existing dwelling. This was granted in August 2022 under planning reference 22/01672/HHD which can be found at the West Oxfordshire District Council website.



### Additional Paddock Land

Directly to the east of the garden at Ivy Cottage, an additional 0.4 acres of paddock land is available to the purchaser of Ivy Cottage by separate negotiation. This area is shown edged and shaded blue on the plan. Accessed via a gate from the garden at Ivy Cottage, it presents a fantastic opportunity to acquire 0.4 acres of level paddock land. If purchased with Ivy Cottage, the buyer will be required to erect a new fence between points A and B on the plan.

### METHOD OF SALE

The property is offered For Sale by Private Treaty.

### TENURE & POSSESSION

For sale by Private treaty with Vacant Possession upon completion.

### COUNCIL TAX

Ivy Cottage is in Council Tax Band E (£2,791.50 charge 2024/25).

### ENERGY PERFORMANCE CERTIFICATE

Ivy Cottage has an EPC rating of E47.

### ACCESS

The property is accessed directly off the public highway.

### SERVICES

The property benefits from mains water, electric and sewerage. Heating is from an oil-fired boiler and woodburner.

### WHAT 3 WORDS LOCATION SEQUENCE

///about.onion.crescendo

### VIEWING

Viewings are strictly by appointment with Brown & Co.

Please contact:

Lucy Elcock | 01295 220215 | [lucy.elcock@brown-co.com](mailto:lucy.elcock@brown-co.com)

Will Gasson | 01295 220200 | [William.gasson@brown-co.com](mailto:William.gasson@brown-co.com)

### BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all the boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries nor their ownership. There are no known footpaths or bridleways over the land.

If the Purchaser purchases the additional paddock land that is available, the Purchaser will need to fence the boundary from point A to B marked on the plan at their own cost within 2 months of completion with a stock fence (posts every 4m, stock netting and two strands of barbed wire).

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

### PLANS, AREAS & SCHEDULES

Plans included within these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

### HEALTH AND SAFETY

For your own personal safety and that of others, interested parties should be vigilant and follow instructions given by the vendor or Brown & Co when inspecting the property.

### ANTI MONEY LAUNDERING LEGISLATION

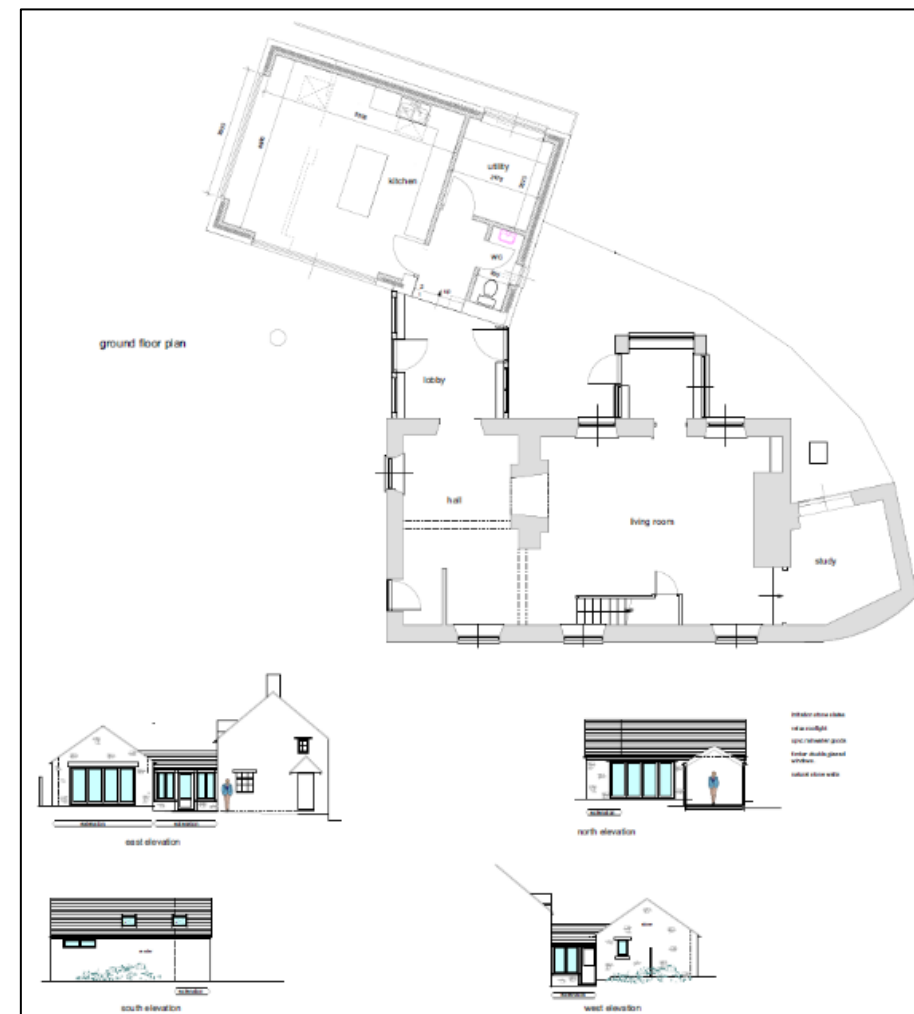
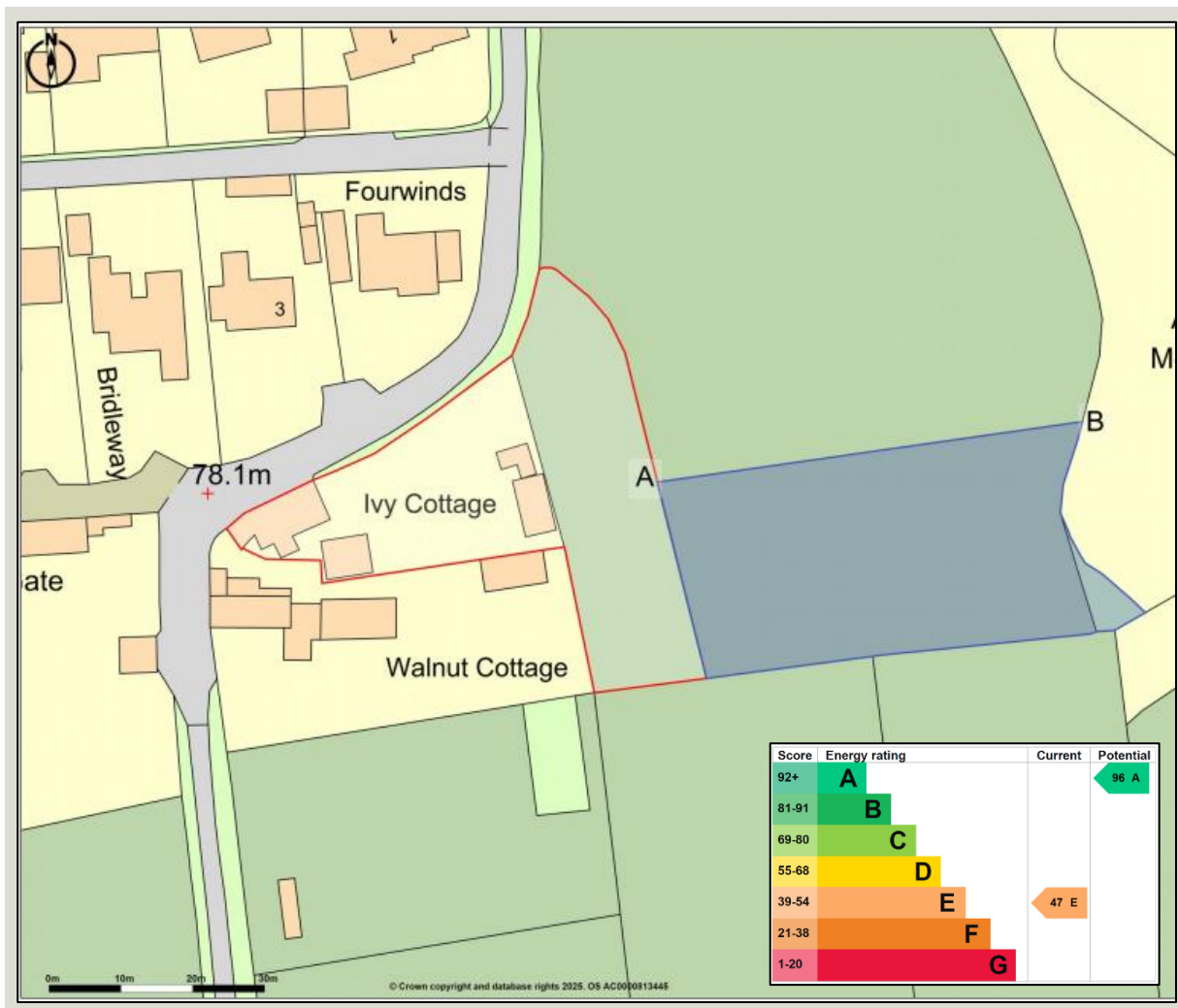
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

### GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.







## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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