

established 200 years

Taylor & Fletcher



JASMINE COTTAGE
Main Road, Alvescot

Burford 6 miles, Cheltenham 28 miles, Cirencester 18 miles, Oxford 22 miles. Rail - Charlbury 15 miles, Hanborough 16 miles, Kemble 22 miles.

Jasmine Cottage
Main Road
Alvescot
Oxfordshire
OX18 2PU

A BEAUTIFULLY PRESENTED THREE BEDROOM CHARACTERFUL PERIOD SEMI-DETACHED COTTAGE CAREFULLY RESTORED BY THE CURRENT OWNERS IN THIS POPULAR THRIVING VILLAGE. THE COTTAGE IS CURRENTLY BEING RUN AS A SUCCESSFUL AIRBNB.

- Semi-Detached Period Cottage
- Kitchen - Dining Room
- Sitting Room
- Three Bedrooms
- Bathroom / En Suite Cloakroom
- Low Maintenance Garden
- Close to Excellent Local Pubs
- Close to Local Amenities
- Good Investment Opportunity

Guide price £435,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01993 220579

LOCATION

Jasmine Cottage is located in the heart of the thriving village of Alvescot in Oxfordshire. Within the village, there is the parish church of St Peter, together with St Peter's primary school (rated 'good' by Ofsted), the village hall, a recreation ground with tennis court and The Plough public house. Other popular and well regarded public houses in the local area include The Bell in Langford and The Double Red Duke in Clanfield whilst Daylesford organic farm shop and Soho Farmhouse are both within easy reach of Alvescot.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's prep school towards Faringdon.

From Alvescot, the area's larger commercial centres of Burford (6 miles), Cheltenham (28 miles), Cirencester (18 miles) and Oxford (22 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (15 miles), Hanborough (16 miles) and Kemble (22 miles) and a comprehensive local bus network.

DESCRIPTION

Jasmine Cottage is a beautifully presented and characterful period cottage that has been carefully restored by the current owners during their tenure. The whole cottage oozes charm but the sitting room especially with its exposed beams, stone walls and wood burning fireplace.

The property comprises a kitchen - dining room, sitting room and bathroom downstairs on the ground floor. Whilst there are two guest bedrooms on the first floor and the master bedroom with en suite cloakroom on the second floor. There is a private low maintenance west facing garden.

Approach

Gravelled pathway and paved patio area leads to timber framed door with glazed insert panel to inner porch area with double glazed window to the front elevation. From the inner porch area, proceed to:





Kitchen - Dining Room

Fitted kitchen with timber worktops and range of cupboards and drawers below. Sink unit with mixer tap and tiled splashback. Beko electric oven and grill with four ring hob. Beko dishwasher. Beko refrigerator and freezer. Exposed oak timber beams. Part tiled walls. Tiled flooring. Velux double glazed windows to the rear elevation. Timber framed French doors with glazed insert panels providing direct access into the garden. Timber framed door to:

Sitting Room

Exposed oak timber beams and exposed stone walls. Recessed stone fireplace and stone hearth with wood burning stove. Timber flooring. Timber framed door with glazed insert panels providing direct access into the garden. Double glazed window with window seat to the front elevation. Timber framed door to area at the bottom of the stairs with double glazed window to the rear elevation and timber framed sliding door to:



Bathroom

Low level WC with standard cistern and wash hand basin. Roll top bath with overhead shower. Heated towel rail. Wall mounted vanity cupboard. Part tiled walls. Stone flooring. Double glazed window to the side elevation. Stairs rise to:



First Floor Landing

Double glazed window to the rear elevation. Timber framed door to:

Bedroom 2

Built-in wardrobe. Double glazed window with window seat to the front elevation. From the first floor landing, timber framed sliding door to:

Bedroom 3

Built-in wardrobe. Double glazed window to the side elevation. From the first floor landing, stairs rise to:

Master Bedroom

Exposed oak timber beams and exposed stone walls. Built-in wardrobes. Recessed ceiling spotlighting. Hatch to loft roof space. Velux double glazed windows to the front and rear elevations. Timber framed door to:



En Suite Cloakroom

Low level WC with standard cistern and wash hand basin with cupboard below. Timber slatted shelving. Exposed oak timber beams and exposed stone walls. Tiled flooring. Double glazed window to the side elevation.



OUTSIDE

Jasmine Cottage has a low maintenance private west facing garden to the front of the cottage. The garden is comprised of both gravelled areas and paved patio areas with some mature shrubs and plants bordered by trellis fencing. The garden provides an oasis of peace and quiet in which to enjoy outside dining and entertaining.

SERVICES

Mains Electricity, Water and Drainage. Electric central heating.

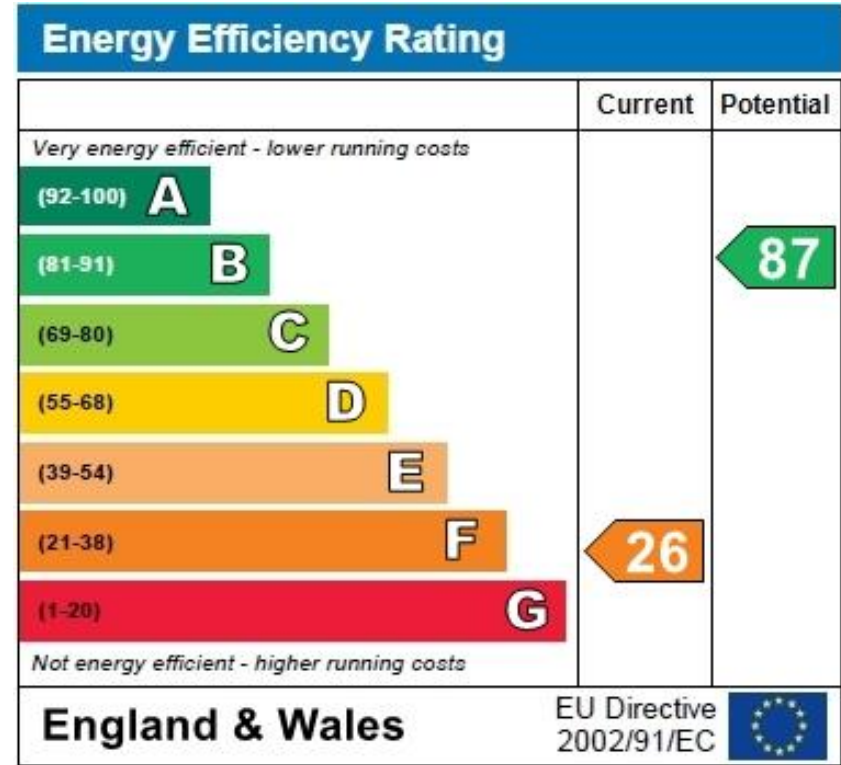
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'B' Rate payable for 2023 / 2024 £1699.03

DIRECTIONS

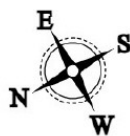
Upon entering the village of Alvescot, proceed through the village along the Main Road (B4020). You will see that Jasmine Cottage is set back from the road, just beside The Plough public house.





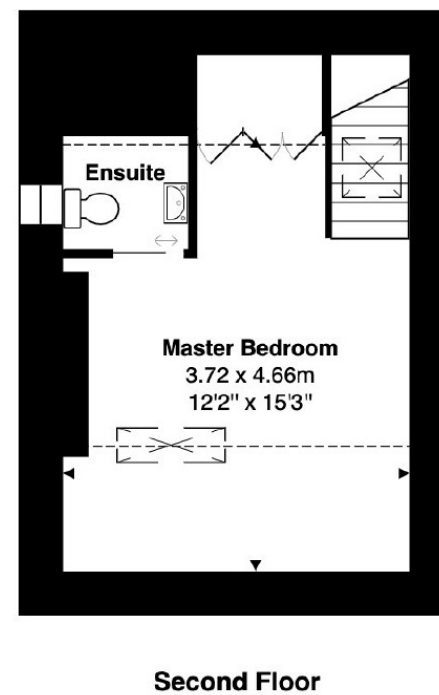
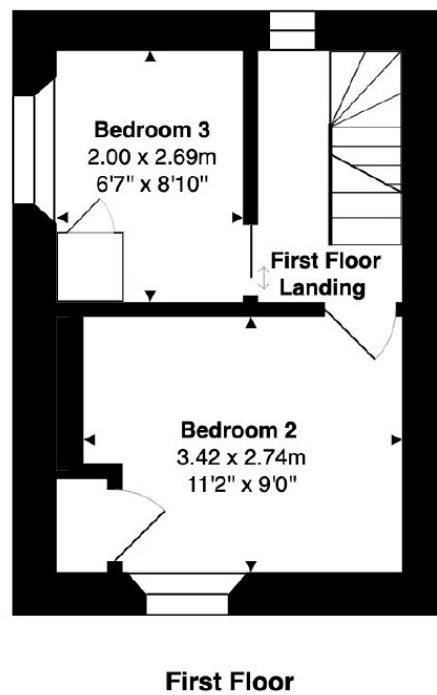
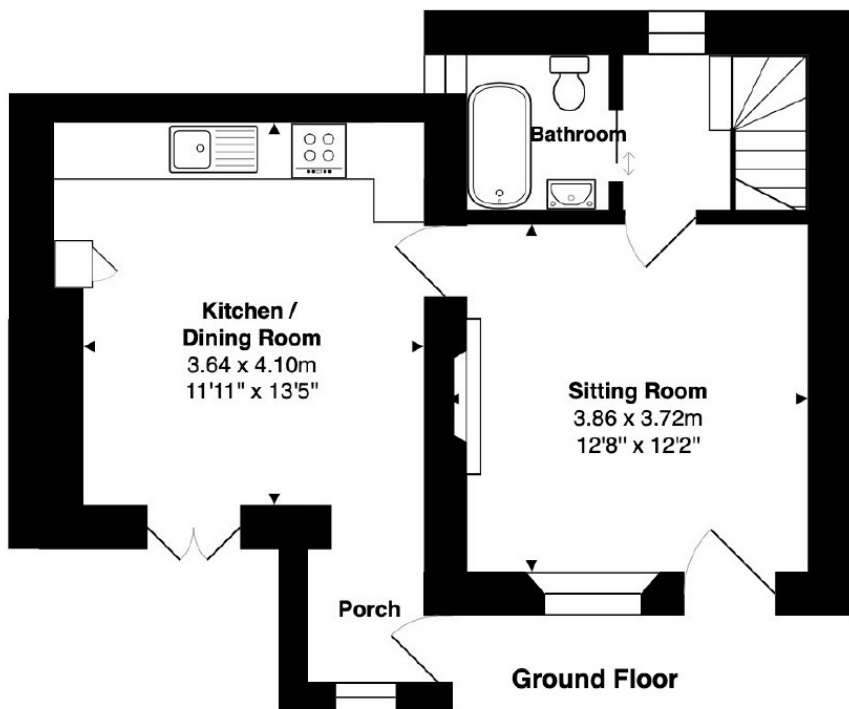
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Approximate Gross Internal Area 81.5 m² ... 878 ft²

reduced headroom (less than 1.5 m / 5 ft) -----



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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