



THOMAS
MERRIFIELD
SALES LETTINGS

Rose Cottage, 5 Church Road,
Horspath, Oxford, OX33 1RU

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Four bedroom link-detached character cottage, located in the very sought after village of Horspath, with south facing garden and off-street parking.

- Link-detached
- Kitchen/breakfast room
- Utility room
- Family room with bi-folding doors
- Four bedrooms
- Shower room & family bathroom
- South easterly facing garden
- Gated off-street parking
- Council Tax Band: E
- EPC Rating: D

A charming link-detached character cottage, beamed sitting room with wood-burning stove, a bright south-facing family room with bi-fold doors opening onto the garden, a kitchen/breakfast room, utility room, and a ground floor bathroom. Upstairs, there are four well-proportioned bedrooms and a family bathroom.

According to Ofcom, Standard and Superfast broadband is available and mobile voice and data coverage is good outdoor and in-home.

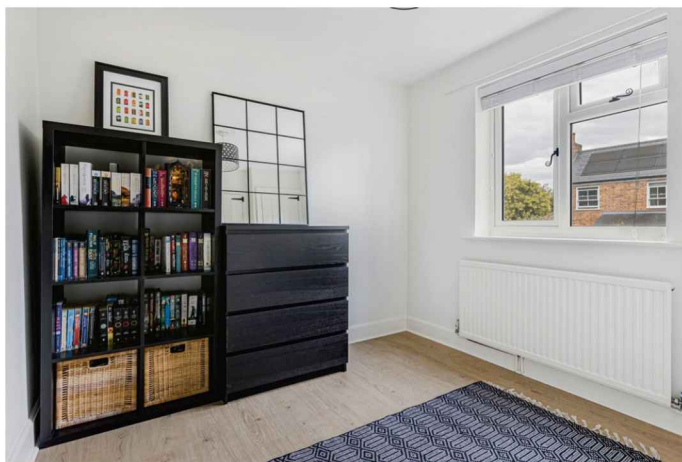
Guide Price £610,000 Freehold





Horspath is located just 1.5 miles from the Oxford ring road and approximately 4 miles from the City. Junction 8 of the M40 is accessible at Wheatley providing access into London.

The village offers the St Giles Parish Church, Horspath Pre-School Nursery, Horspath Primary School, Oxford Brewery, The Queens Head, The Gurkha Palace Restaurant/ Chequers Inn and a variety of clubs and societies including cricket and football teams. The Hub – the village's community meeting hall – hosts regular activities such as Pilates and yoga classes, a film club, and an outreach post office every Friday.



Approximate Gross Internal Area 1327 sq ft - 123 sq m (Excluding Outbuilding)

Ground Floor Area 779 sq ft – 72 sq m

First Floor Area 548 sq ft – 51 sq m

Outbuilding Area 140 sq ft – 13 sq m

