

# HAWKWELL HOUSE

CHURCH WESTCOTE, OXFORDSHIRE





Stow-on-the-Wold 4 miles, Burford 6 miles  
Chipping Norton 9.5 miles, Cheltenham 23 miles,  
Oxford 25 miles, Moreton in Marsh 8 miles, Kingham  
(BR Station) 6 miles  
(All times and distances approximate).

## A DELIGHTFUL, DETACHED COTSWOLD STONE HOUSE WITH FAR REACHING VIEWS ACROSS THE OPEN COUNTRYSIDE

**Ground Floor:** Entrance Hall • Kitchen/breakfast room  
Sitting room • Dining Room • Ante room • Study • Utility  
room • Cloakroom

**First Floor:** Master Bedroom • Guest bedroom with  
adjoining bathroom • Two further double bedrooms  
Family bathroom

**Outside:** Separate office • Garage with kitchenette  
Parking • Terraced areas • Garden • Pond

Butler  
Sherborn

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## SITUATION & AMENITIES

Church Westcote has a parish church, St Mary's Church, and there is an award winning pub in the neighbouring village of Nether Westcote. The village lies between the popular towns of Stow-on-the-Wold and Burford, both of which provide everyday shopping facilities including very good pubs and coffee shops as does Chipping Norton just 9 miles away. Further extensive shopping, cultural and recreational facilities can be found in Cheltenham about 23 miles distance or Oxford about 25 miles distance. There are main line stations at Kingham (5 miles) and Charlbury (12 miles) with regular services to London Paddington (approximately 90 minutes). The popular Daylesford Farm Shop and numerous other award winning village pubs and restaurants are only a short distance away.

There are many good schools in the area, from nursery to higher education private and state. The surrounding countryside has an extensive network of bridleways and footpaths accessed from the front door.

## ACCOMMODATION

Hawkwell house is a beautifully presented detached family home, with flexible living accommodation over two floors. The property retains the character and charm of a Cotswold home with many period features and set within a well-maintained and beautifully landscaped garden which takes full advantage of the surrounding open countryside with far reaching views.

The front door leads into a spacious entrance hall with a flagstone floor. The drawing room has exposed beams, a Cotswold stone fireplace and hearth and windows to either side and large bay window to take in the countryside views. Glazed doors lead into the garden. The dining room has a woodburner and access to the boot room and cloakroom. Stone steps lead up to a ante room with built-in oak worktop and cupboards over. The study leads off the dining room. The kitchen/breakfast room is well presented with a range







of wall and base units. The central granite island offers a large work surface. Appliances include an electric AGA, integral oven, sink unit, integral dishwasher, and full-height freezer. There is space for a freestanding fridge. The utility room houses the washing machine, tumble dryer, boiler and hot water tank.

Upstairs are three large double bedrooms. The main bedroom with ornate fireplace and exposed beams, triple aspect windows and a dressing room area with fitted wardrobes. There is an adjoining bathroom. The second bedroom takes full advantage of the outstanding views with adjoining bath and shower room. There are two further double bedrooms with a family bathroom.

## OUTSIDE

The landscaped garden benefits from a number of patio areas ideal for outdoor entertaining. The gardens have been extensively planted with mature lawns, trees, box hedging maze area and shrubs. Double wooden gates front the house with parking for several cars. There is a single garage with workshop area and fitted units.

## SERVICES

Mains water and electricity. Private drainage (septic tank) Oil fired central heating. Broadband connected to the village (subject to BT regulations) (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are excluded.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

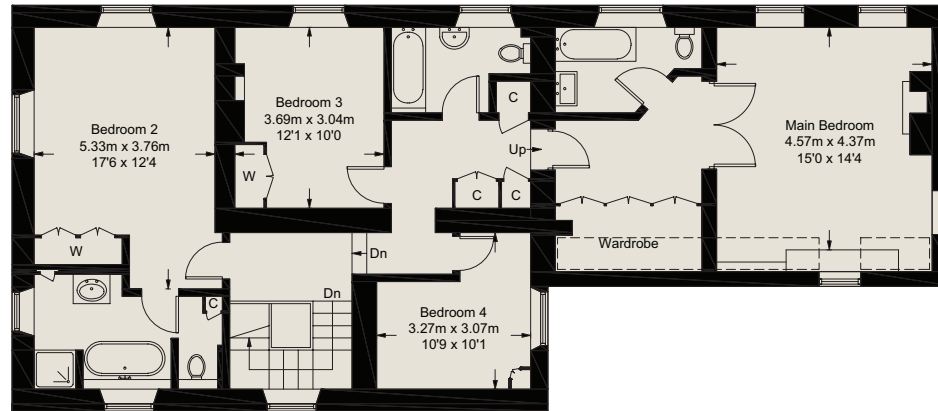




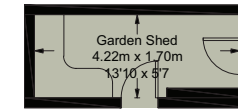
- Reduced headroom below 1.5m / 5'0"



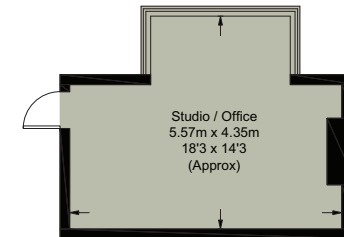
**8.5 sq m / 91 sq ft**  
(Not Shown In Actual Location / Orientation)



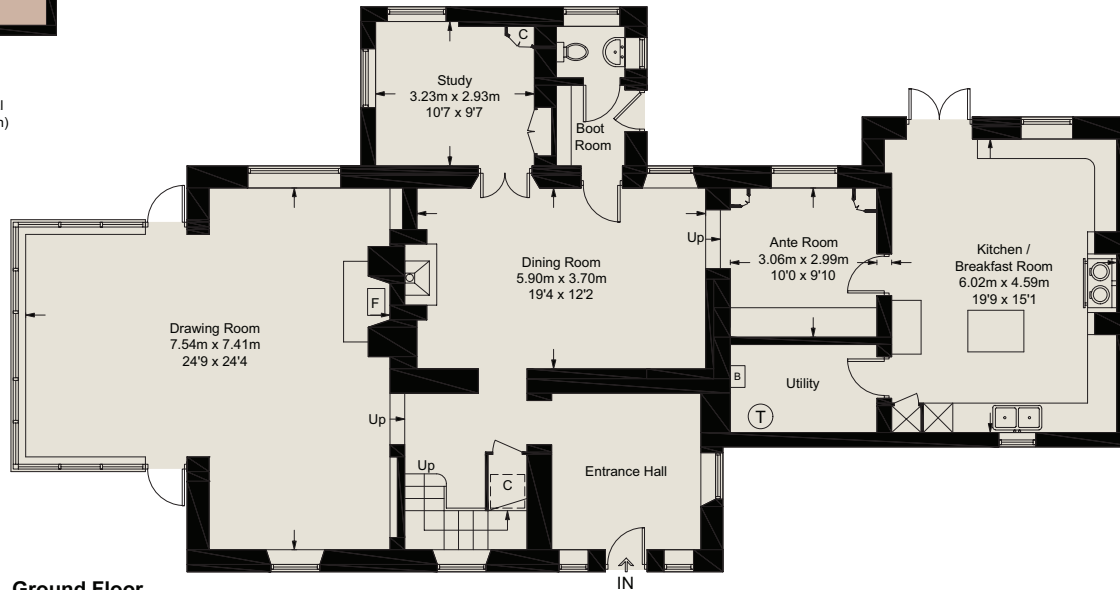
**First Floor**  
**116.6 sq m / 1255 sq ft**



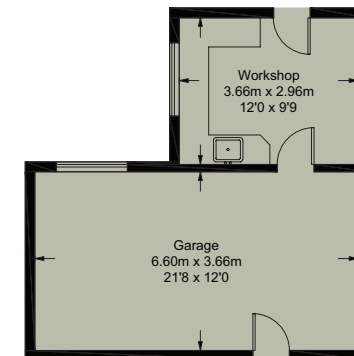
**7.1 sq m / 76 sq ft**  
(Not Shown In Actual Location / Orientation)



**20.4 sq m / 219 sq ft**  
(Not Shown In Actual Location / Orientation)



**Ground Floor**  
**156.7 sq m / 1687 sq ft**



**Garage & Workshop**  
**35.6 sq m / 383 sq ft**  
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 273.0 sq m / 2938 sq ft

Outbuildings = 36.0 sq m / 386 sq ft

Garage & Workshop = 35.6 sq m / 383 sq ft

Total = 344.6 sq m / 3707sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1075418)





## LOCAL AUTHORITY

West Oxfordshire District Council, Elm Field, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000

Council Tax: Band G

## VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE OX7 6SN)

From Stow-on-the-Wold take the Fosseyway towards Cirencester the A429 and peel off to the left on the A424 signposted towards Burford. Take the left turn signposted to Church Westcote. After about 1 miles the property will be found on your left.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			73

