



FARBURY COTTAGE

GREAT ROLLRIGHT, OXFORDSHIRE

An immaculate and bright, detached thatched Cotswold stone cottage with a garage, parking and gardens

Ground Floor: Sitting Room with large fireplace
Kitchen/Breakfast Room • Dining Room/Office/
Bedroom 5 • Shower Room • Utility • Cloakroom

First Floor: Bedroom 4 • Three further Bedrooms
Bathroom • Attic storage spaces

Outside: Front lawned Garden • Generous, detached
Garage • Enclosed rear Garden with terrace • Parking
for 3 cars • All set in 0.13 acre



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DESCRIPTION

Farbury Cottage is a wonderful home that has been comprehensively updated, modernised and looked after extremely well. There has been great attention to detail, whilst sympathetically retaining the character and history of this delightful property. There are many period features which include the generous Cotswold stone fireplace from the original cottage, window seating to the front aspect, exposed beams and Cotswold stonework and detail throughout. The cottage offers great improvements with new, well-appointed bath and shower rooms, engineered oak flooring in most rooms and a gas fired burner in the sitting room fireplace. There is complete Wi-Fi coverage and comprehensive CAT6 Ethernet cabling throughout the cottage, making it ideal for working from home, along with improved lighting. The porch thatch and the thatched ridge were replaced in 2023 and 2024 respectively, along with repainting the windows. The cottage has been redecorated to create a light and bright home making the most of the generous ceiling heights, which is not normally the case for period cottages of this age. Farbury Cottage is not Listed and offers flexible accommodation with 1,579 sqft of living space.. The village is within the Oxfordshire Cotswolds Area of Outstanding Natural Beauty and is within a Conservation Area.

The thatched porch leads into the well-proportioned sitting room, which was once the whole cottage, there is an eye-catching Cotswold stone fireplace and stone window seats overlooking the lawns. The dining room can easily be a bedroom too as there is a shower room next door, there is also a useful cloakroom by the back door. The fitted kitchen has an integrated Smeg cooker and a Bosch dishwasher. In the utility, there is a large fridge/freezer, a washing machine, Brita water filter and space and plumbing for a tumble drier. There are fitted wardrobes in each bedroom and engineered oak flooring. The two attics are ideal for storage and have power and lighting.



The front garden has raised lawns and flower beds and a Cotswold stone well. There is a gravelled parking area for three cars. A right of way exists over the gravelled drive to the side of the cottage and a pedestrian gate leads into the rear garden. The garden has a west-facing stone terrace, perfect for outdoor entertaining with double doors leading to the sitting and dining rooms. The garden is enclosed by Cotswold stone walling, with mature shrubs and hedges. The separate garage is large enough for a Range Rover with the doors open, there is also a charging point.

Great Rollright is a small rural village situated on the eastern edge of the Cotswold Hills close to the market town of Chipping Norton. Amenities within the village includes Wyatt's Farm Shop, a Primary School and Parish Church. The general area is ideal for walkers and cyclists with a network of footpaths and bridleways.



Towns

Chipping Norton 2.7 miles
Banbury 11.4 miles
Stow on the Wold 12.3 miles



Pubs

The Falkland Arms Greta Tew 6.8 miles
The Chequers, Churchill 5.9 miles
The Wild Rabbit Kingham 7.6 miles



Schools

Great Rollright Primary School 0.5 mile
Chipping Norton School 3.6 miles
Kingham Hill, Kingham 8.6 miles



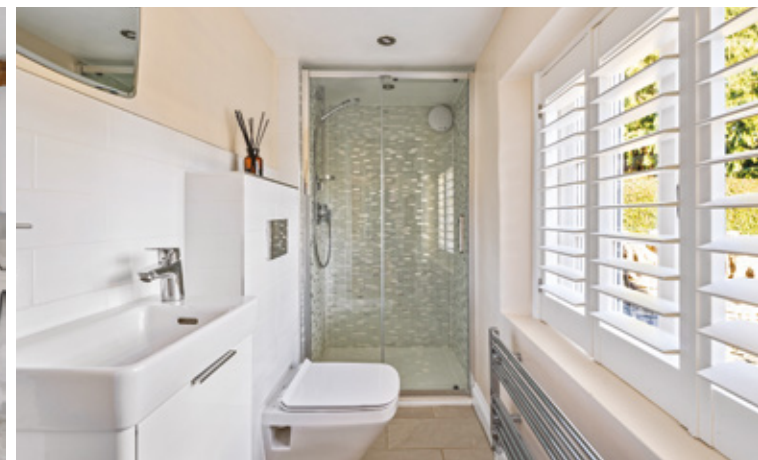
Train station

Banbury 11.9 miles
Kingham Station 8.2 miles
Moreton in Marsh station 9.2 miles



Membership Clubs

Soho Farmhouse 8.4 miles
Daylesford Organic/Bamford 9.1 miles





SERVICES

Mains water, electricity and drainage. Oil fired central heating. Bottled LPG gas for the fireplace. Electric Smeg range cooker. Gigaclear and BT Openreach connected to Farbury Cottage. (No tests to the suitability of services have been carried out).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded but may be available to purchase by separate negotiation.

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 quasieasements 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.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX8 6NB.

T: 01993 861000 W: www.westoxon.gov.uk

COUNCIL TAX: Band F

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office (01451) 830731 or email stow@butlersherborn.co.uk





Farbury Cottage, Great Rollright, OX7 5RR



DIRECTIONS (OX7 5RR)

On entering the village turn right (sign posted for Village Hall). Then turn left at The Green, take the first right into Chapel End and Farbury Cottage can be found on the right hand side, look for the garage and the gravelled parking area.

what3words: ///crumble.originate.ignites



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