



WOODCUTTER'S LODGE

OVER WORTON, OXFORDSHIRE

A generous five bedroom family home with remarkable views and an adjoining two bedroom annexe

Ground Floor: Kitchen • Family/dining room • Sitting room • Study • Utility room/Kitchen

First Floor: Two double bedrooms with adjoining shower rooms • Two bedroom annexe • Three bedrooms • Two bathrooms

Outside: Carport • Two outdoor stores • Landscaped gardens • Gravel driveway with ample parking

All set in approx. 0.53 acres



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DESCRIPTION

Nestled in the charming hamlet of Over Worton, Woodcutters Lodge is a delightful period property (not listed) surrounded by private gardens that offer spectacular views of the rolling countryside. Built circa 1820, this characterful home showcases traditional Cotswold Stone construction and a roof of Stonesfield slates.

The main house is thoughtfully divided into two sections and includes an adjoining two-bedroom annexe with its own living space, offering flexibility for family or guest accommodation.

The main house features a spacious and well-appointed kitchen, a family dining room, a sitting room, and a study, all benefiting from picturesque views of the garden and surrounding landscape. The ground floor also includes two bedrooms, each with its own shower room, a practical utility room.

Upstairs, the property boasts a double bedroom with a bathroom above the utility, while the main staircase leads to two double bedrooms and a family bathroom.



Outside, a private gravel driveway with plenty of parking, landscaped garden with mature trees. A carport with plenty of storage and two outdoor storerooms.



Pubs

The Duck on the Pond 3.3 miles
Falkland Arms, Great Tew 3.2 miles
The Boxing Hare, Chipping Norton 5 miles



Schools

Bloxham School 5.8 miles
The Warriner School Bloxham 6.2 miles
Tudor Hall (Girls) School 7.3 miles



Stations

Banbury to Marylebone 9.7 miles
Kingham to Paddington 11.1 miles



Members Clubs

Soho Farmhouse 2.1 miles
Daylesford Organic, Spa and Bamford 13 miles

SERVICES

Mains water, electricity. Private drainage. Oil fired heating. Solar panels with storage battery. Gigaclear broadband is connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available 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.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council. 01993 861 000

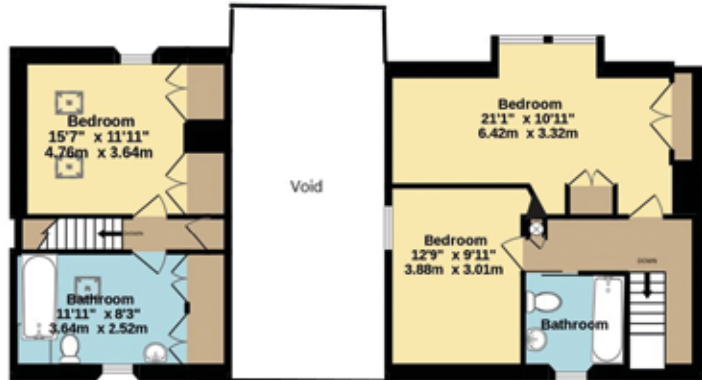
COUNCIL TAX: Band G

VIEWINGS

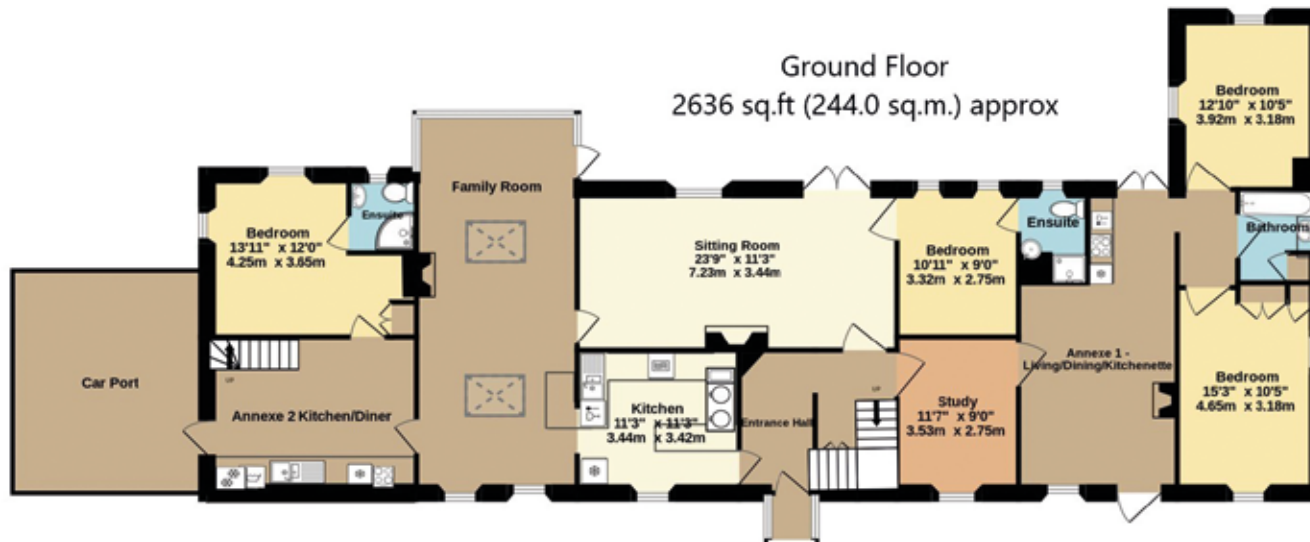
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First Floor
894 sq.ft. (83.1 sq.m.) approx



Ground Floor
2636 sq.ft (244.0 sq.m.) approx



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TOTAL FLOOR AREA : 3530 sq.ft. (328.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS (OX7 7EW)

From Chipping Norton, take the A361 towards Banbury, take a right turning onto the B4022 towards Great Tew, turn left onto Flight Hill, take the next right hand turn signposted Over Worton. Take the left hand turn onto the village and carry on to the bottom of the hill and the drive to Woodcutter’s Lodge will be found on your right hand side.

what3words: ///vows.hampers.dressings



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