

# ALICE COTTAGE

DEAN, NEAR CHADLINGTON, OXFORDSHIRE





A delightful Cotswold stone cottage,  
beautifully presented throughout,  
set in a desirable position with a  
garden and parking

**Ground Floor:** Kitchen/dining room  
Sitting room • Lobby/Utility

**First Floor:** Main bedroom • Guest bedroom  
Bathroom • Dressing room/study area

**Second Floor:** Bedroom 3 • Study/Bedroom 4

**Outside:** Enclosed landscaped garden  
Parking for 2 cars with EV charging point

**Butler  
Sherborn**

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## DESCRIPTION

Alice Cottage is a mid-terraced Cotswold stone cottage, dating back to the 1750's. The cottage has been sympathetically updated and much improved and decorated throughout, with an attractive new deVOL kitchen with integrated appliances fitted in the Summer of 2025. This pretty cottage is deceptively spacious and offers flexible accommodation set over three floors. The welcoming kitchen dining room, with stable doors, is at the heart of the cottage. The double aspect sitting room has an eye-catching modern wood burner, and timber floor, this room is lovely and light with a high ceiling and a window seat.

On the first floor there are two generous bedrooms, one with built in wardrobes, and a bathroom with airing cupboard. There is also an additional room, which has been used as a dressing room and a small study. On the second floor there are two rooms with exposed beams and skylight windows. These are currently used as the third bedroom and a study to work from home, or could be used as a playroom. The cottage faces south-east so enjoys the morning sunshine and a view over the hamlet.

The rear garden has been landscaped with a small lawn, and offers areas to sit out during the day. The garden is all enclosed so suitable for children and family pets. There is a brick built woodstore to the rear of the garden. Alice Cottage owns the drive to the right of the cottages. The drive leads to the gravelled parking area, which is large enough for two cars. The timber shed on the parking area houses the electrics for charging cars and has a domestic electric supply connected. Alice Cottage is currently a main home but could easily be a lock-up and leave second home.

Dean is one of the most picturesque hamlets nestling in the Evenlode Valley, which is in a Conservation Area and the Cotswolds Area of Outstanding Natural Beauty. This sought-after hamlet comprises of Cotswold stone properties and enjoys an elevated position overlooking the Coldron Brook, which is a tributary of the River Evenlode.







About one mile away is Chadlington, a well-regarded village. There is a parish church, Cafe de la Post, Chadlington Quality Foods, and Slatters Butchers, the Tite Inn, village playground, sports and social club, memorial hall and the bowls club. The primary school has a 'good' Ofsted report and there is also a nursery/playgroup. The village website is [www.chadlington.com](http://www.chadlington.com)

The cottage is located 2.7 miles from the historic market town of Charlbury with direct main line rail connection to London Paddington and renowned pubs the Bull and the Bell, along with other local services.

## SERVICES

Mains water, electricity and gas. Gas fired central heating. Shared drainage, with the septic tank emptied twice a year. Telephone (subject to BT regulations) Gigaclear fibre broadband is connected to Alice Cottage. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## 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, OX8 6NB | T: 01993 702941

## COUNCIL TAX

Band D



## EPC

Band D (65)

## VIEWING

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 (OX7 3LB)

From Stow on the Wold office take the A436 towards Chipping Norton. Turn right at the Adlestrop crossroads, signposted to 'Cornwell Park'. Continue straight on until the Lidstone crossroads, turn right onto A361 then after a few hundred yards turn left signposted Chadlington, (look for the triangle of grass). Continue down into the village and past the village shops. At the 'T' junction, turn left, keep going leave the village and take the left turn to Dean. Alice Cottage, 3 Dean Bank is on the left on the raised bank, for ease do please park on the road.

**what3words:** ///readers.giving.diverged





### Towns

Charlbury 2.7 miles  
 Chipping Norton 4.2 miles  
 Stow-on-the-Wold 11.6 miles  
 Oxford 22.4 miles



### Pubs

The Tite Inn, Chadlington 1.5 miles  
 The Bull, Charlbury 2.7 miles  
 The Bell, Charlbury 2.7 miles  
 The Chequers, Churchill 4.7 miles  
 The Wild Rabbit, Kingham 6.5 miles



### Schools

Chadlington Primary School 0.9 miles  
 Kingham Hill School 7.6 miles  
 Kitebrook School, Moreton in Marsh 9.4 miles



### Members Clubs

Daylesford Organic Shop & Spa 7.9 miles  
 Soho Farmhouse, Great Tew 8.3 miles  
 Estelle Manor, North Leigh 9.1 miles

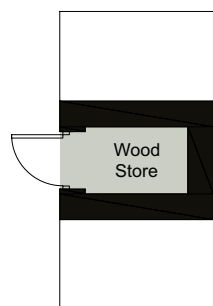


### Train Stations

Charlbury 2.7 miles

**Butler  
 Sherborn**

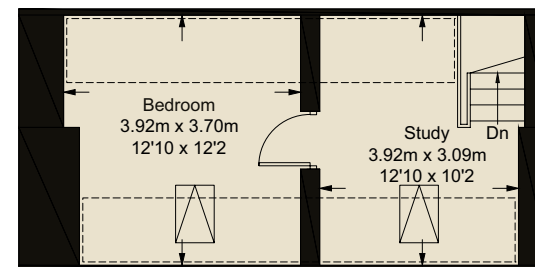
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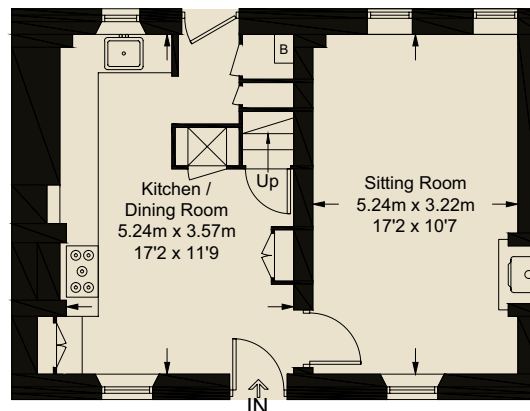
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 Location / Orientation)



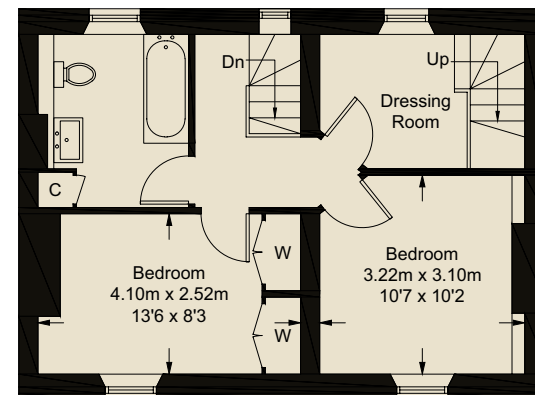
= Reduced headroom below 1.5m / 5'0



**Second Floor**  
 27.3 sq m / 294 sq ft



**Ground Floor**  
 39.3 sq m / 423 sq ft



**First Floor**  
 40.3 sq m / 434 sq ft

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft  
 (Excluding Wood Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1264210)

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