



Pinetree Cottage, Queens Street, CULWORTH, OX17 2AT

**DEBBIE COX**  
Your personal estate agent **exp** UK



**Pinetree Cottage**  
**CULWORTH**  
**Oxfordshire, OX17 2AT**

**Guide Price: £495,000**

A charming cottage occupying a corner plot with substantial outbuildings and a large conservatory overlooking the rear garden. Culworth boasts many amenities including primary school, village cafe, public house and a butcher shop to name a few. Other benefits include ample off-road parking and a well stocked, private garden with vegetable garden and greenhouse.

**FEATURES**

- Character cottage dating to 1850
- Corner plot with beautiful garden
- Extensive outbuildings & garage
- Large conservatory overlooking garden
- Double glazing throughout
- Oil fired heating
- Village with amenities
- Viewing highly recommended.

**VIEWINGS**

Strictly by appointment only. Please contact Debbie Cox on 0777 301 7523.





### Entrance Hall

Entered via a hardwood stable style door with stairs leading to the first floor and a UPVC double glazed window to the side elevation. Glazed door leading through to sitting room.

### Sitting Room

A delightful, cosy room with a feature Victorian style cast iron fireplace with recently fitted log burner. UPVC double glazed window to the front elevation and glazed double doors leading into the conservatory. Further glazed door leading to the kitchen/breakfast room.

### Kitchen Breakfast Room

A wonderful cottage kitchen fitted with base level units with beech block work surface over and open display cabinets. There is a space for a range style cooker with extractor over. The inset Belfast style sink is built into a feature brick base. A large, traditional Welsh dresser is fitted to one side of the kitchen continuing into the breakfast/dining area. A cupboard under the stairs provides additional storage with shelving. There are two double glazed

UPVC windows to the side and rear elevations and a stable style door leads through to the conservatory.

### Conservatory

A wonderful addition to this property overlooking the delightful garden. The conservatory is constructed of a dwarf brick wall, UPVC double glazed windows and a composite roof. Double doors lead into the garden to one side and a further door leads to the outbuildings. The conservatory also benefits a television point, ample power points and a switch for a fan if required.

### FIRST FLOOR LANDING

Access to loft space.

### Bedroom One

A double bedroom with a feature Victorian fireplace, built in double wardrobes and a further cupboard housing the hot water cylinder. UPVC double glazed window to front elevation overlooking the garden. Shelving to chimney recess, radiator.

### Bedroom Two

UPVC double glazed window to side elevation, radiator.

### Bathroom

With four piece suite comprising jacuzzi bath with Victorian chrome mixer tap over, low level WC, pedestal wash hand basin and corner shower cubicle. Obscure double glazed window to side elevation, radiator, extractor fan, inset spotlights, fully tiled walls.











## OUTSIDE

### Main Garden

A pedestrian gated access from Queens Street with steps leading up to a private, well established, beautiful garden with a gravelled pathway leading to the entrance door and remainder of the property. To the right, there is an established bed interspersed with ferns. The recently replaced oil tank is situated in the corner. The pathway is edged with a fence with fruiting apple trees and established plants and trees to include a fig and mulberry tree, leading towards the main garden. The main garden is mainly laid to lawn with decorative flower and shrub borders and mature trees. There is a paved area with pergola over currently used as a potting area, leading to a greenhouse. There is a wonderful vegetable garden with bark pathways and a decorative pond. A further small paved area provides a seating area with sweet peas over.

There is a separate vehicle access to the property via a shared driveway leading to a manually operated gate giving access to off-road parking and the outbuildings.





**Garage / Workshop**

Accessed from the gravel driveway, the garage has both double and single doors, with light and power fitted.

**Coal Store**

Situated to the side of the garage/workshop with a separate door providing useful storage space.

**Utility Room**

York slabbed floor, light and power connected. Space and plumbing for washing machine.

**Store & WC**

Storage area with shelving and door leading through to the WC with low level WC, light and power connected.

**LOCATION**

Culworth is a thriving village situated within the attractive countryside on the Oxfordshire/Northamptonshire border. This thriving community boasts many amenities to include a popular primary school, the Red Lion public house, parish church, butchers shop and ever popular Forge coffee shop. Brackley is situated approximately 7 miles away with local shopping facilities and antique stores. Banbury is approximately 8 miles and enjoys extensive shopping facilities to include a retail park on the outskirts of the town, and ample leisure facilities including a wonderful sports and entertainment complex. There is good access to the M40 at Junction 11 (approx. 7 miles) and Junction M1 J15a (approx. 15 miles). Banbury railway station offers journey times to London Marylebone from approx. 70 minutes and Milton Keynes with inter-city services to London/Euston (from approx. 35 minutes). There is a range of independent schools in the area including the Carrdus School near Banbury, Winchester House in Brackley, Beachborough in Westbury, The Carrdus

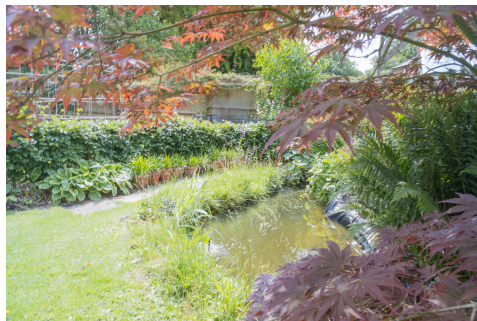
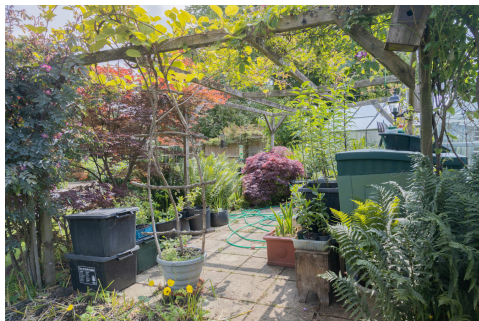
in Overthorpe, Bloxham and Tudor Hall, Stowe School and Akeley Wood School.

**LOCAL AUTHORITY**

West Northamptonshire Council.

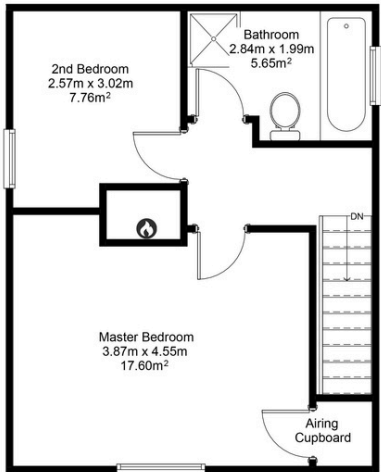
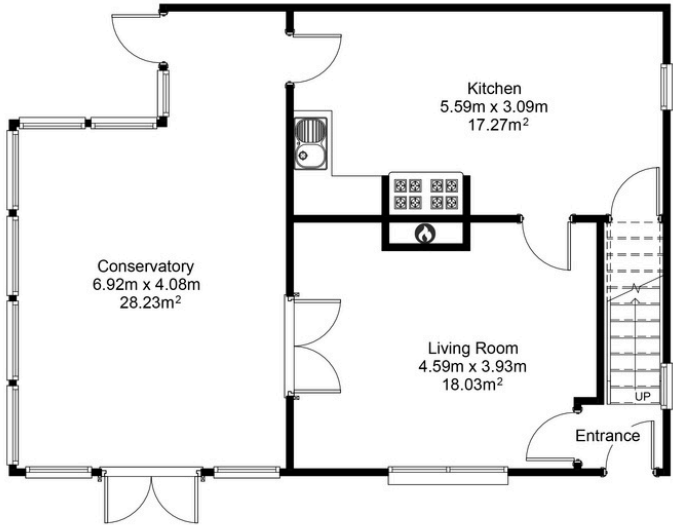
**ENERGY CERTIFICATE**

<https://find-energy-certificate.service.gov.uk/energy-certificate/7900-5674-0422-5309-3343>  
(please contact the agent if required in PDF format).



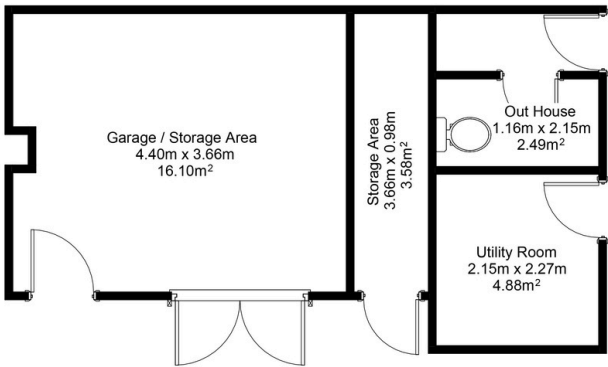


Ground Floor

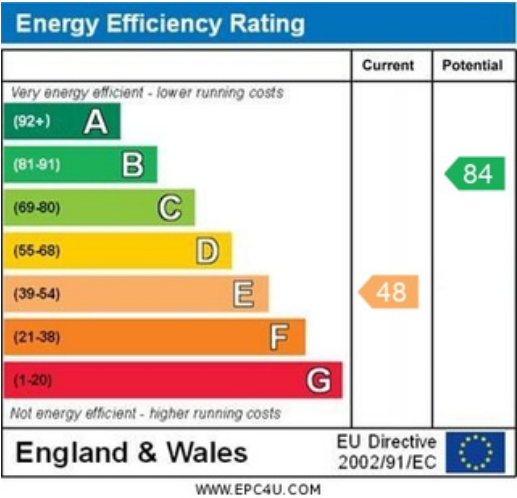


Disclaimer:  
This floor plan was created by InsideOutVirtualTours and is intended for illustrative purposes only. Measurements, dimensions, and layout details are approximate and should not be relied upon as exact. While every effort has been made to ensure accuracy, no warranty or representation is given.

Out Buildings



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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/7900-5674-0422-5309-3343> or contact the agent for a copy in PDF format.



