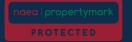




rightmove△











\*NO ONWARD CHAIN\* Oxford Family Estates are delighted to bring to the market this lovely rural property currently providing 2 separate dwellings but could easily be converted to one larger property. The current layout provides a 2 bedroom cottage with an adjoining 2 bedroom bungalow so ideal for anyone looking for a property with an annex or a holiday let potential. All set in a lovely country setting on a good size plot but not too far from local amenities.

## **Dwelling 1 - Cottage**

**Lounge** 4.90m x 5.61m (16' x 18'4")

**Kitchen** 2.19m x 4.53m (7'2" x 14'10")

**WC** 2.18m x 0.83m (7'1" x 2'8")

**Bedroom 1** 3.81m max x 2.26 (12'6"max x 7'4")

**Bedroom 2** 2.81m max x 3.53m max (9'2"max x 11'6"max)

**Bathroom** 1.99m x 2.10m (6'6" X 6'10)

## Dwelling 2 Annex/Bungalow

**Porch** 2.50m x 2.48m (8'2" x 8'1")

Hallway 1.15m x 5.26m (3'9" X 17'3")

**Bedroom 1** 3.81m x 2.90m (12'6" x 9'6)

**Bathroom** 2.51m x 1.64m (8'2" x 5'4")

**Bedroom 2** 2.52 x 3.44m (8'3" x 11'3")

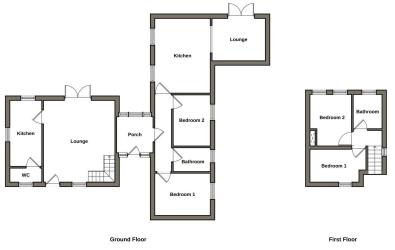
**Kitchen / Diner** 3.83m x 5.13m (12'6" x 16'9")

**Lounge** 3.66m x 2.91m (12' x 9'6")

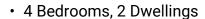
**Outside** gated entrance and block paved drive way expands in front of both dwellings. Plot expands to the left with a large side garden area and summer house with views over farmland fields to the rear.







Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.



 2 Bedroom Cottage plus 2 Bedroom Bungalow

Rural Setting

· Good Size Plot

Summer House

· Holiday Let Potential

 Large drive & Parking for multiple vehicles LPG Heating

• EPC Ratings D & D

• Tax bands A & A



