



1 The Butts, Standlake



1 The Butts

A charming Grade II listed period cottage offering versatile accommodation with the option to have 2, 3 or 4 bedrooms dependent on preference, south-facing rear garden and off-street parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Charming Grade II listed cottage with an abundance of character and period features including exposed beams, fireplaces and the original well.
- Extremely versatile accommodation with the option to have 2, 3 or 4 bedrooms dependent on preference.
- South-facing rear garden with mature trees and shrubs.
- Recently updated kitchen, boiler and bathroom (installed approximately one year ago).
- Located in an enviable cul-de-sac position in a popular village.
- Off street parking on gravelled driveway.



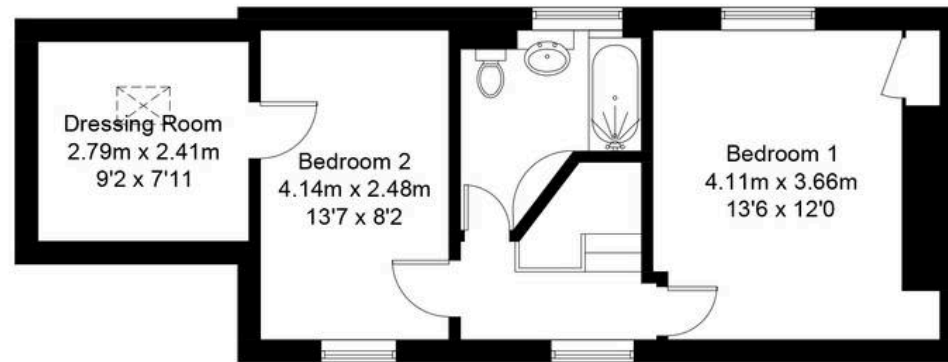




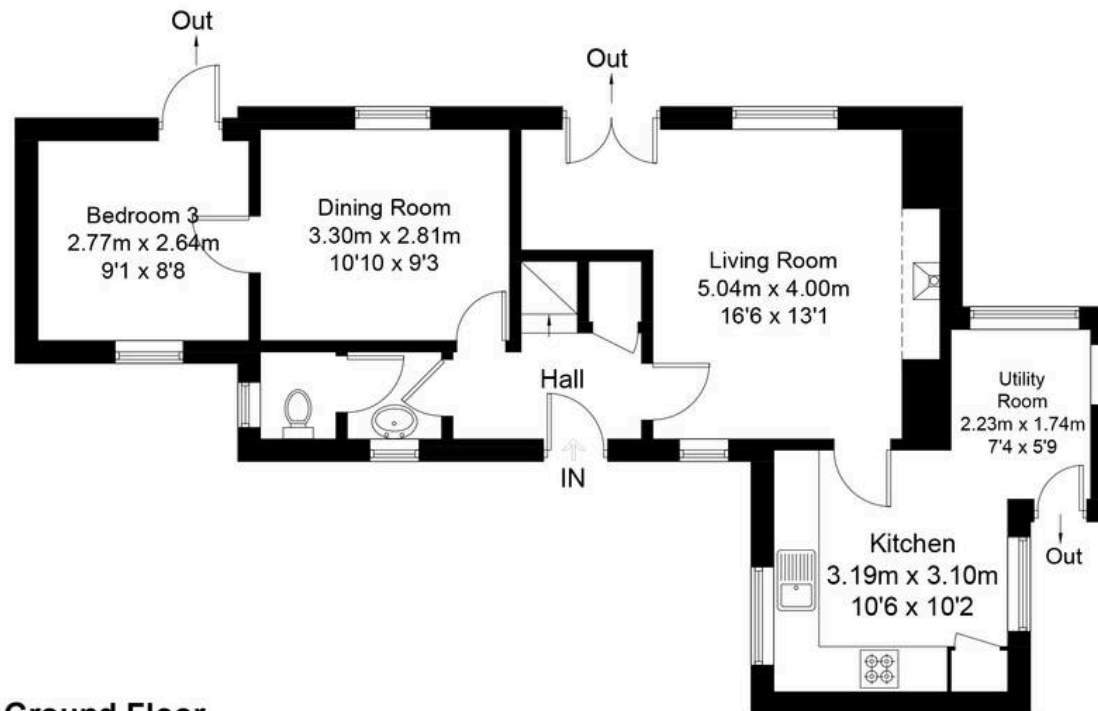
The Butts, OX29

Approximate Gross Internal Area = 104.1 sq m / 1121 sq ft

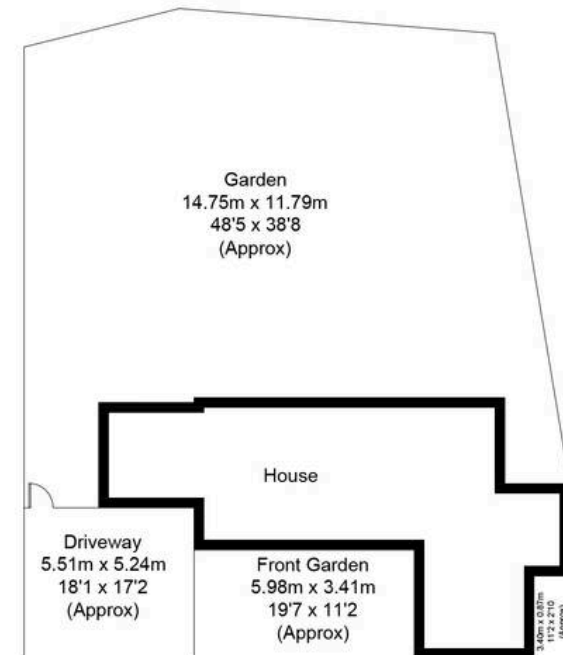
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.

© Mortimer Photography. Produced for Simpsons.

Unauthorised reproduction prohibited. (ID1113075)



Simpsons Witney Branch

4 Langdale Court Witney, Oxfordshire - OX28 6AD

01993 835030 • witney@simpsonsproperty.com • www.simpsonsproperty.com/