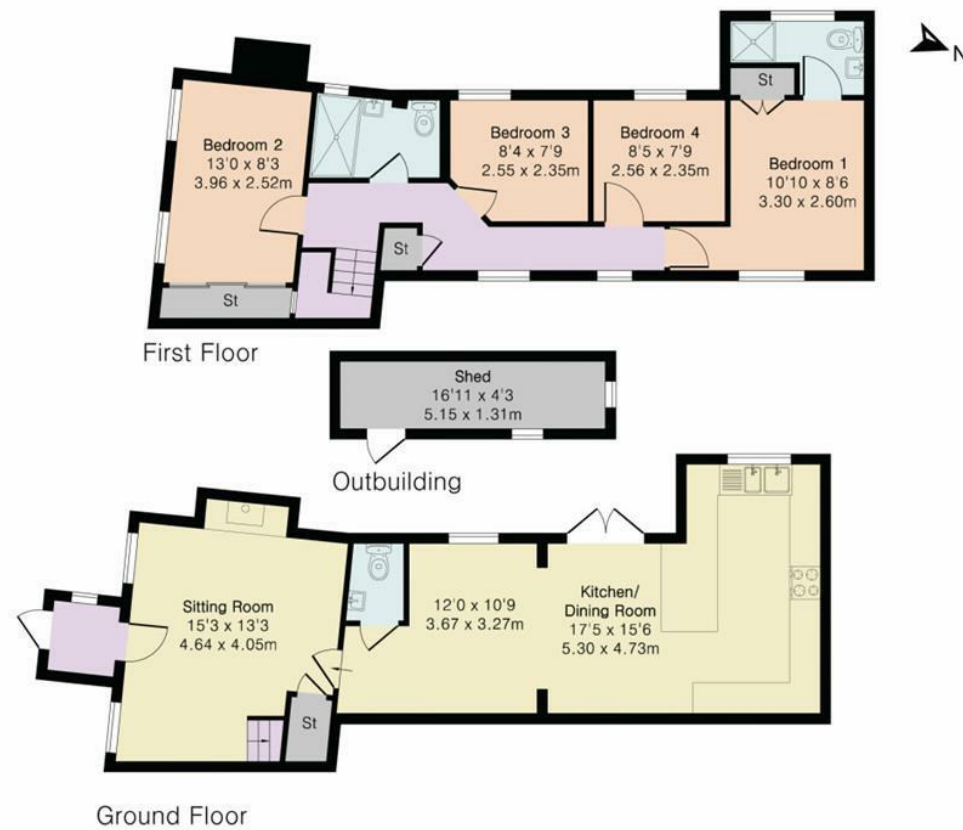


**Approximate Gross Internal Area 1175 sq ft - 109 sq m
(Excluding Outbuilding)**

Ground Floor Area 602 sq ft – 56 sq m

First Floor Area 573 sq ft – 53 sq m

Outbuilding Area 73 sq ft – 7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Guide Price
£815,000**

**Rose Cottage,
2, Church Lane, Lewknor**

Rose Cottage is an enchanting detached period cottage of considerable charm, sympathetically refurbished and extended occupying a quiet semi rural village setting in the desirable village of Lewknor.

- Enchanting period cottage
- Quiet semi rural setting in the picturesque village of Lewknor
- Beautifully renovated and extended
- Open-plan kitchen/breakfast room with integrated appliances
- Lovely sitting room with many period features
- Cloakroom
- Four bedrooms
- En suite to master bedroom and family bathroom
- Wonderful garden and large paved terrace for entertaining
- Off-street parking for two vehicles

A charming and beautifully presented four-bedroom listed cottage in a quiet semi rural setting in the village of Lewknor

- Watlington 2.5 miles
- Thame 7.5 miles
- Oxford 15 miles
- London 40 miles
- M40 (J6) 1 mile
- Heathrow 30 miles



Rose Cottage

Nestled in the heart of the picturesque Chilterns village of Lewknor, this exceptionally pretty detached Grade II listed cottage seamlessly blends 17th-century character with contemporary comfort. Originally dating back to around 1624, the property has been beautifully renovated and thoughtfully extended in 2020, creating a unique family home of remarkable charm and style.

A welcoming sitting room retains many period features, including wooden ceiling beams, an oak floor, and an inglenook fireplace with a wood-burning stove, perfect for cosy evenings. Elegant sandstone flooring with underfloor heating runs through the superbly extended kitchen. The space has been very well designed, featuring high-quality integrated cabinetry and modern appliances including fridge-freezer, wine fridge, electric ovens, and an induction hob. A sociable breakfast bar is ideal for casual dining, whilst French doors open out onto the pretty terrace lined with mature jasmine.

Practical living is well considered, with a cloakroom on the ground floor. Upstairs, four beautifully presented bedrooms provide ample accommodation, with the master suite benefiting from a stylish en suite bathroom. The family bathroom is finished to a high standard with characterful brick wall tiling, creating a serene atmosphere for relaxation.

Outside

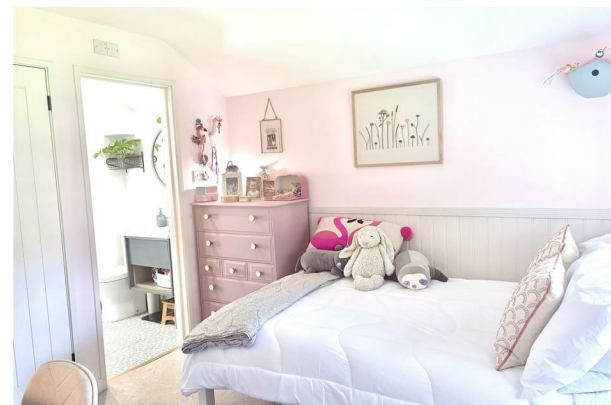
Rose Cottage enjoys enjoys fine views of the pretty church from the front of the property. Steps lead to a stone-paved front terrace and a raised lawn edged with a classic white picket fence, delivering a quintessential country garden feel. There are attractive raised sleeper beds, richly planted with well-stocked borders.

A substantial garden shed occupies a convenient position above the dedicated parking area for two vehicles, providing generous storage for gardening tools, bicycles, or outdoor pursuits equipment. A wooden gate affords immediate access to the village green—ideal for enjoying local events, leisurely strolls, or exploring direct footpaths into the beautiful Chiltern countryside.

The cottage boasts a spacious stone terrace, ideal for alfresco dining or entertaining guests on warm evenings.

Lewknor

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions and the area is popular with ramblers and bird watchers. The village has an historic 12th century church, public house and a successful primary school. The town of Watlington is only two and a half miles distant while the proximity of the M.40 provides easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. The Oxford Tube coach service, operating between London and Oxford, is within 5 minutes walk of the property and this stop also serves airport buses to both Heathrow and Gatwick.



Services

Mains Services: Electricity / Water / Drainage
Grade II Listed
Heating: Oil-fired central heating
Broadband: Superfast broadband available
Local Authority: South Oxfordshire District Council
Council Tax Band: E
EPC: D

Directions

Postcode: OX49 5TP What3Words: ///knowledge.funds.assume

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.