



1 & 2 Manor Farm Cottages
Cleveley, Chipping Norton, Oxfordshire, OX7 4DY

BROWN & CO
Incorporating
ADKIN

1 & 2 Manor Farm Cottages, Cleveley, Chipping Norton, Oxfordshire, OX7 4DY

A rare opportunity to acquire either one or two adjoining cottages in the sought after hamlet of Cleveley in the Cotswolds

4-bedroom Cottage in need of improvement and an adjoining 2-bedroom cottage which was renovated in 2023

Chipping Norton 7 miles | Woodstock 7 miles | Oxford 15 miles (distances approximate)

FOR SALE BY PRIVATE TREATY

Available as a whole or Individually



DESCRIPTION

1 & 2 Manor Farm Cottages are constructed of attractive Cotswold Stone under a tiled roof. The cottages adjoin each other and represent the substantial part of a “terrace” at right angles to the village road, with the remainder of the building belonging to Manor Farm to the north.

Both properties’ gardens lie to the south. The accommodation is as shown on the floorplan.

1 Manor Farm Cottage, (which is also known as “Twiggs Cottage”), comprises an open plan living room/kitchen with fitted units and hard flooring on the ground floor and two bedrooms and a bathroom on the first floor. In total 1 Manor Farm Cottage extends to approximately 739 sq. ft (69 sq. m).

2 Manor Farm Cottage provides hallway, kitchen, utility/laundry and living room on the ground floor with three bedrooms and bathroom on the first floor. A fourth bedroom with double skylights is on the second floor. 2 Manor Farm Cottage has recently undergone damp treatment to some of the ground floor and now provides a blank canvas for a purchaser to improve and put their own stamp on the property. With 1 Manor Farm Cottage also available there is the possibility, subject to gaining the necessary consents, to combine the two properties.



1 Manor Farm Cottage



1 Manor Farm Cottage



1 Manor Farm Cottage

Outside, the good-sized gardens are mainly laid to lawn and part enclosed by attractive Cotswold dry stone walling.

Across the lane is the parking area which provides off road parking for approximately 3 cars for each of the cottages.

LOCATION

Cleveley is situated within the picturesque Glyme Valley, a coveted location within the Cotswolds. The nearby village of Enstone provides essentials, while Chipping Norton, renowned for its independent shops, and Woodstock are both within 7 miles. Charlbury, 4 miles, provides the closest rail link into London Paddington via Oxford (approximately 66 mins). Other rail services are available from Bicester and Oxford Parkway to London Marylebone (approximately 50 mins and 75 mins). The M40 motorway provides links to London and the Midlands. The cottages are within easy striking distance of Soho Farmhouse (6 miles) and Daylesford Organic Farm Shop in Kingham (11 miles away).

WHAT3WORDS

The cottages will be found at: [://speakers.faced.riskiest](https://speakers.faced.riskiest)

GENERAL REMARKS

Services

Mains electricity and water. Oil-fired central heating (although this is currently not connected/installed to 2 Manor Farm Cottage). Mains Drainage.

Method of Sale

The properties are offered for sale by Private Treaty as a Whole or Individually.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection.

Viewings

Strictly by Appointment with the Agents. Please contact Kevin Prince or Liane Marchant at Brown&Co Oxford.

Local Authority

West Oxfordshire

Council Tax Band

1 Manor Farm Cottage - Band C
2 Manor Farm Cottage - Band D



VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Directions

From Chipping Norton take the A44 towards Oxford, continue through Enstone on the A44 and after passing the petrol filling station on your right take the next left hand turn into Cleveley (Single Track Road). The Cottages will be found on the left-hand side after approximately ½ mile. Parking on the opposite side of the lane. From Oxford proceed on the A44 and take the first turning signed Cleveley and then proceed as above.

For Further Information

Please contact either:

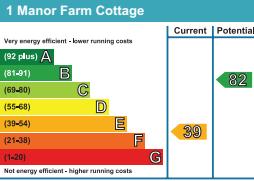
Liane Merchant

T: 01235 862888 | liane.merchant@brown-co.com

Kevin Prince

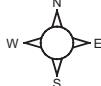
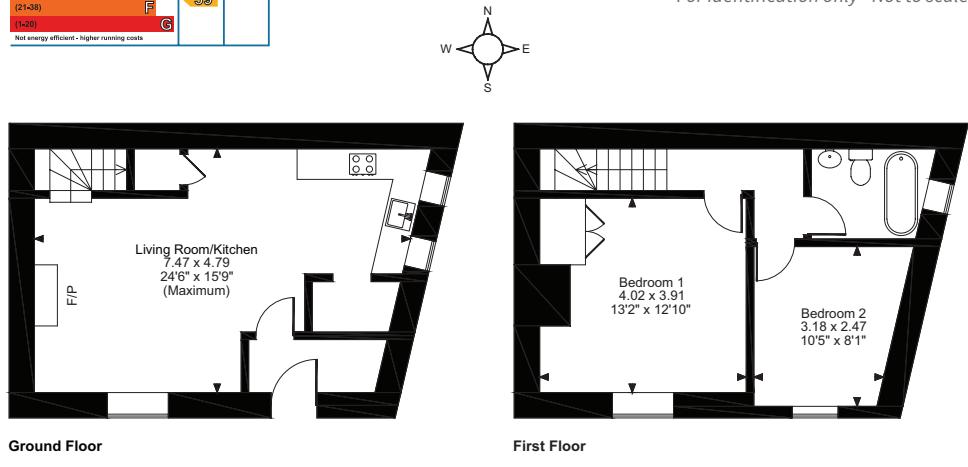
T: 01235 862888 | kevin.prince@brown-co.com





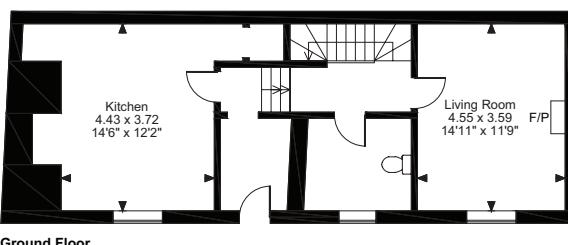
1 MANOR FARM COTTAGE
Approximate Gross Internal Area:
739 sq ft / 69 sq m

For identification only - Not to scale

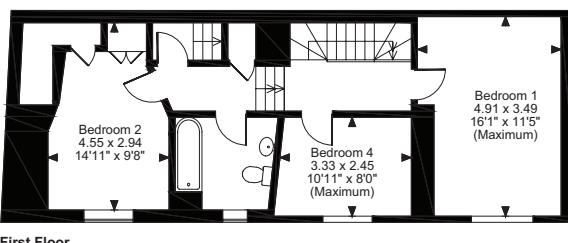


2 MANOR FARM COTTAGE
Approximate Gross Internal Area:
1436 sq ft / 133 sq m

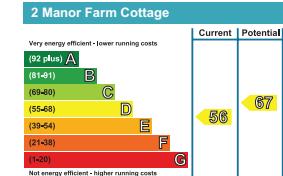
For identification only - Not to scale



Ground Floor



First Floor



Second Floor

Path

For identification only - Not to scale

Manor Farm

The Cottages

Leveley Cottage

114.6m

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1 Manor Farm Cottage

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