

Mitford Cottage

Westwell, Burford, Oxfordshire





Mitford Cottage is an elegant and well-proportioned detached family home in the desirable village of Westwell.

Burford 3 miles | Cirencester 15 miles | Oxford 24 miles | Charlbury 12 miles (London Paddington from 80 mins).
(All distances and times are approximate).

		
4	2	4

Summary of accommodation

Main House

Ground floor: Kitchen/breakfast room | Dining room | Study | Sitting room | Utility room | WC

First floor: Principal bedroom with en suite shower | Three further bedrooms | Family bathroom | WC

Outside

Double garage | Workshop/store | Lawn | Field | Shed

In all, about 5.5 acres.

Situation

Times and distances are approximate.

Westwell is a classic Cotswold village situated on the Gloucestershire/Oxfordshire border. The name is said to come from the fact that the village boasts the most westerly well in the county.

Surrounding the village is delightful Cotswold countryside, providing attractive walks along a network of bridleways and footpaths.

The nearest town is Burford, one of England's prettiest small medieval towns. It offers an excellent range of shops, services, and highly regarded pubs and restaurants. The regional towns of Oxford and Cheltenham are within easy reach and are excellent cultural centres.

Communications are first class, with the nearby A40 giving access to the M4 and M5 motorways.

From Charlbury railway station, there is a regular intercity service to London Paddington, which takes around 80 minutes.

The Lamb at Shipton-under-Wychwood and Rose & Crown at Shilton.

Burford Primary and Secondary School. Hatherop Castle School, Hatherop



The Property

Mitford Cottage is a Cotswolds stone house built in 1946 from reclaimed stone from Parsonage Barn. The house is well positioned within the plot and has magnificent rural views from almost all rooms.

The ground floor comprises an entrance hall, a spacious open plan fully fitted kitchen and family living area with an electric Aga, underfloor heating and a well-crafted built in larder cupboard. There is also a useful utility room off the kitchen which leads out to the front of the house.

There is a dining room, a study and an inviting sitting room with dual aspects and an open fire giving a real sense of cosiness. The fourth side of the room is taken up by a beautiful walnut, arts and craft bookcase which could be available to purchase under separate negotiation.

On the first floor is a spacious principal bedroom with a dressing area and en suite shower room. There are then three further double bedrooms, a family bathroom, and a separate washroom.

There is an abundance of charm and period features throughout the house.





Gardens and Grounds

Mitford Cottage is accessed via a gravel driveway, which is set back from the road and has adequate parking. There is a two-story double garage as well as a workshop/store with electricity and a lean to log store found at the rear.

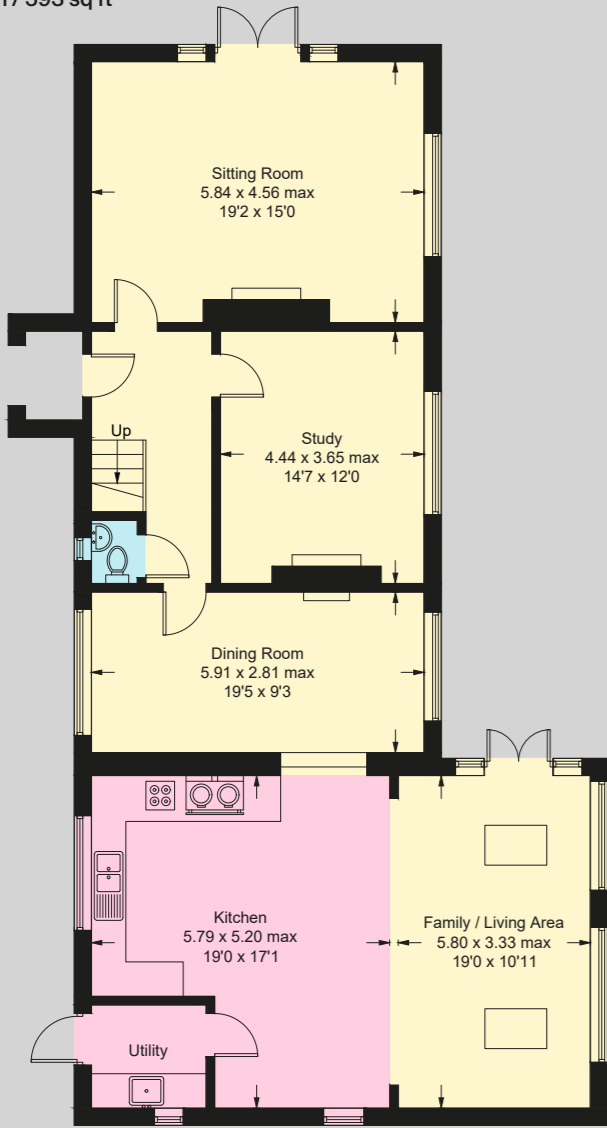
At the back of the house is a sizeable lawn ideal for entertaining, with views dropping down over the field. The gardens are positioned to the side and rear of the house and are home to mature trees, bushes, and hedges.

Beyond the garage includes an orchard, vegetable garden, greenhouse and shed.

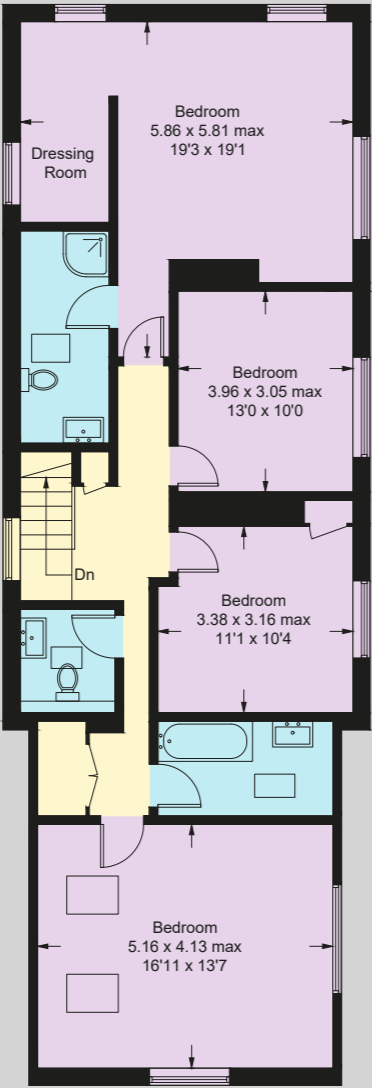


FLOOR PLAN

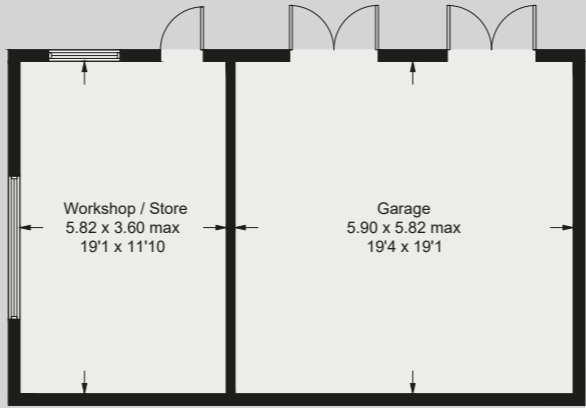
Approximate Gross Internal Floor Area
Main House: 225 sq m / 2,422 sq ft
Outbuilding: 55.1 sq m / 593 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:
Oil fired central heating, mains drainage and electricity.
Private Water supply from Tymure estate.

Tenure:
Freehold

Local Authority:
West Oxfordshire District Council

Council Tax:
G

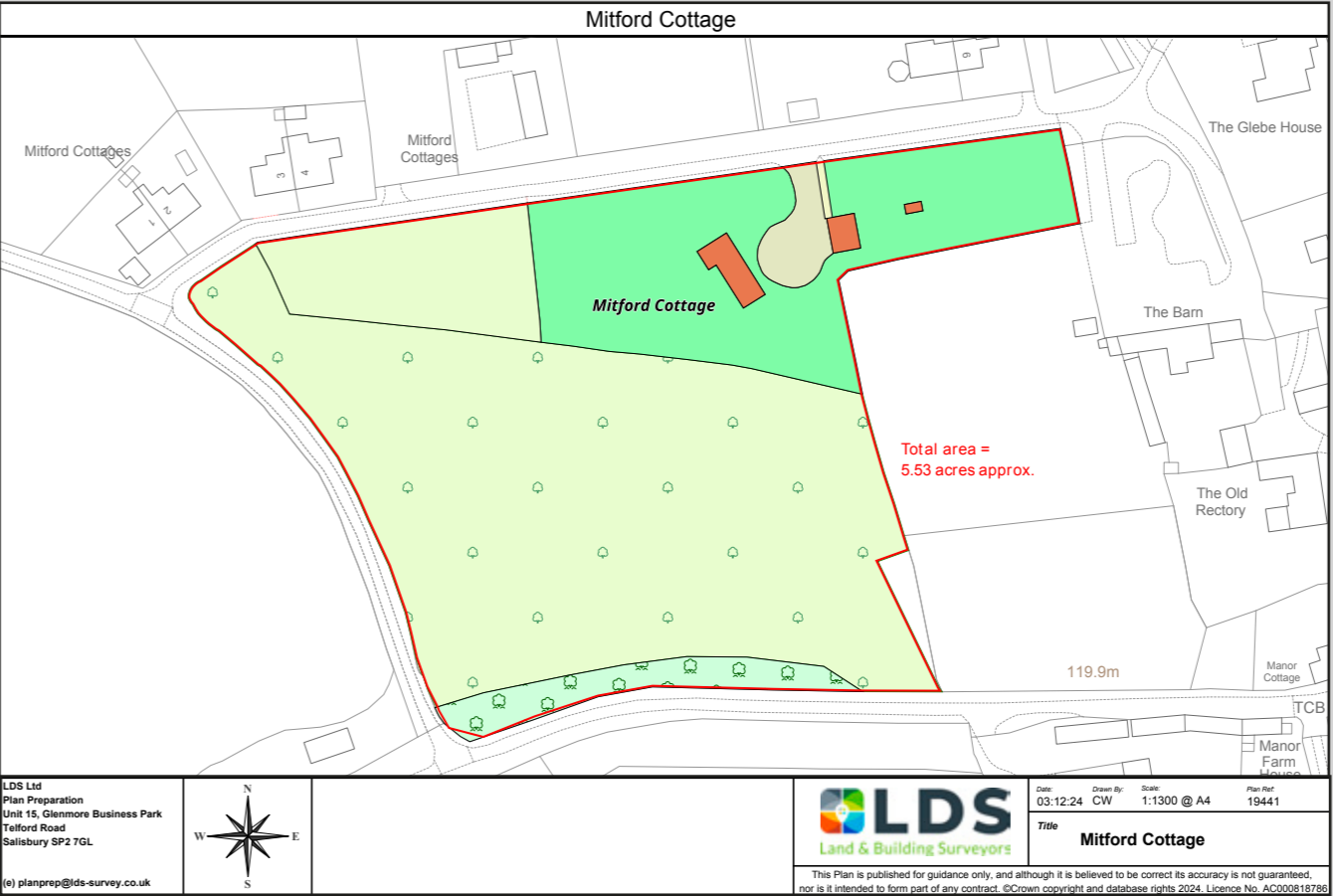
EPC:
E

Postcode:
OX18 4JU

Guide Price:
£1,800,000

What3Words:
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Viewings:
All viewings strictly by appointment only through the
vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: January 2025. Photographs dated: December 2025. Capture Property 01225 667287.

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