



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Mayfly Cottage, Cuxham, OX49 5NF



## CUXHAM

Cuxham is an attractive village with a thriving community located approximately 14 miles south east of Oxford and 12 miles north of Henley on Thames. Within the village there is a pub/restaurant, parish church and village hall. A wider range of amenities can be found in the nearby bustling market town of Watlington with its delightful independent shops and cafes.

Cuxham is conveniently placed for travel, it is c. 5 miles from Junction 6 of the M40, providing excellent access to Central London. There is also a mainline rail service from Princes Risborough to London Marylebone and a 24hr bus service (Oxford Tube) that runs from Lewknor to London.

**Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC C**



## MAYFLY COTTAGE

Set back from the old village road, overlooking thatched period properties and the pretty village stream, this is a delightful home in a lovely location.

Through the front door and the ground floor accommodation includes an entrance hall with guest cloakroom. The living room is at the front of the property, a lovely, practical square space with plenty of room for a 3 piece suite. The wooden flooring and open fireplace, make the room cosy and welcoming.

Next, there is a separate dining area perfect for entertaining and a flexible open plan space beyond. The current owners have created an additional seating area with French doors opening out onto the lovely garden. The property has been extended to offer a contemporary kitchen with generous breakfast bar and garden access. An incredibly practical and well put together space, the kitchen is well designed, offers plenty of storage and the velux windows let in lots of light.

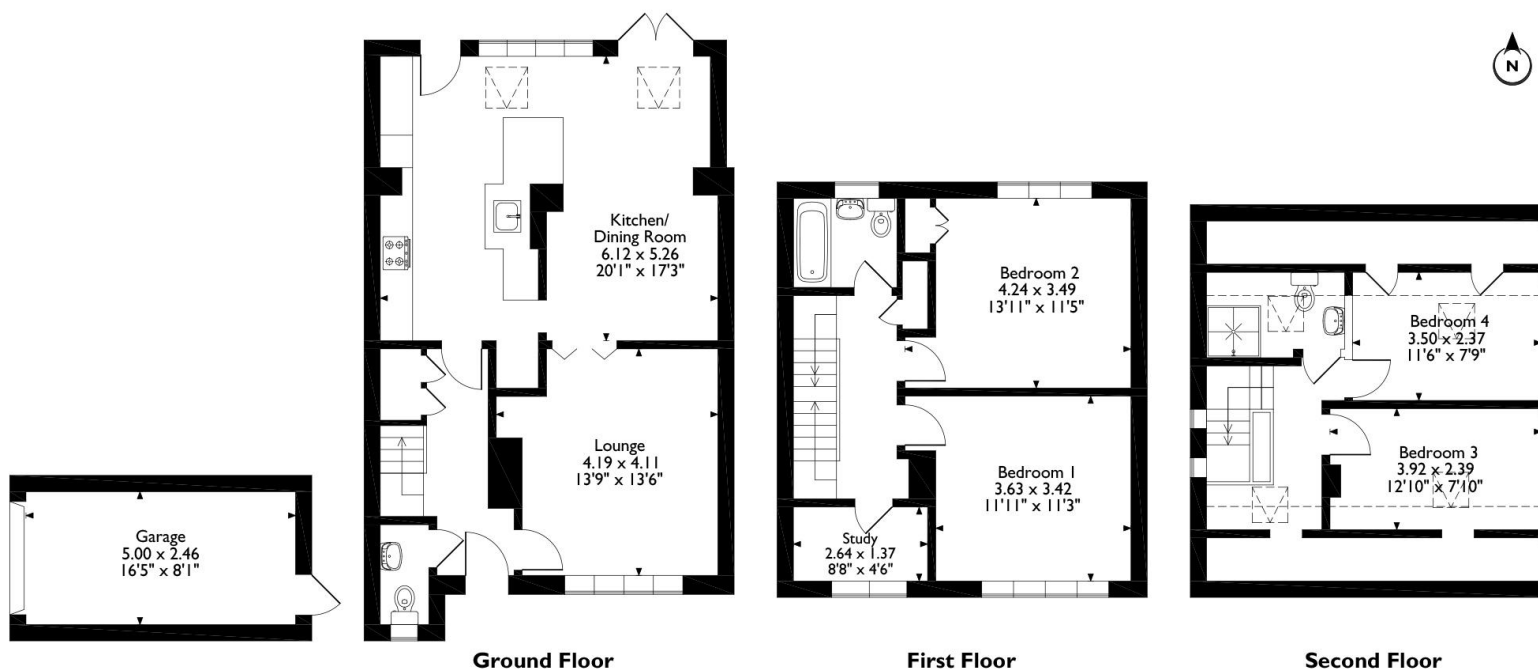
Upstairs the house offers four bedrooms, two generous doubles on the first floor, a smaller 3rd room that would make an ideal study space and a well-appointed contemporary bathroom with wc and wash-hand basin. There are two further bedrooms and a wet room in the large attic conversion.

Outside there is a paved patio at the rear perfect for al fresco dining, a nice low maintenance lawned garden with access to the single garage and parking.

This property is the perfect home for a busy family - flexible space, attractive garden and off street parking.



Mayfly Cottage, Cuxham, Watlington, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 129 Sq M/1389 Sq Ft  
 Outbuilding = 12 Sq M/129 Sq Ft  
 Total = 141 Sq M/1518 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			97
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**SERVICES**

Mains gas and mains drainage

South Oxfordshire district council

Council Tax Band D

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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