

MILL COTTAGE

ALVESCOT, OXFORDSHIRE



Bampton 3 miles, Lechlade 5.5 miles, Burford 6 miles, Oxford 20 miles, Charlbury Station 13.5 miles (London Paddington), Oxford Parkway Station 18 miles (London Marylebone) (All distances are approximate)

AN IMMACULATELY PRESENTED ATTACHED TWO BEDROOM PERIOD COTTAGE, SITUATED ON A PRIVATE LANE IN THE POPULAR VILLAGE OF ALVESCOT.

Ground Floor: Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Pantry/Utility Cupboard

First Floor: Two Double Bedrooms • Family Shower Room

Outside: South East Facing Garden • Private Parking Office/Studio • Storage Sheds



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DESCRIPTION

Believed to date back to the 1700's, Mill Cottage is a delightful two bedroom cottage, situated towards the end of Mill Lane, a no through road, in the heart of the village of Alvescot. Mill Cottage offers spacious rooms with many character features. Outside, the pretty garden is south easterly facing with mature trees and shrubs and a parking area to the side for two vehicles.

ACCOMMODATION

Ground Floor

Entrance hall with stairs rising to the first floor. A door leads to the sitting room with windows overlooking the pretty garden, stone flooring, a fireplace housing a wood burner and built in shelves either side. From the entrance hall is the kitchen/breakfast room with tiled flooring, windows to the front and back, Rangemaster, built in dishwasher, base units and Belfast sink. From the kitchen is a door to the pantry/utility cupboard with space for a fridge freezer, tumble dryer and washing machine.

From the entrance hall, stairs lead to the first floor. To the right is a light and airy double bedroom with built in cupboards and wardrobe and a window overlooking the garden. To the left is a second double bedroom with a windows to the front and side, built in wardrobes with shelves either side and loft access. Between the two bedrooms is the family bathroom with under floor heating, digital thermostat shower, wash hand basin and WC.

OUTSIDE

The property is approached via a private lane, which leads to the gravel parking area for two vehicles. Gated access leads to the South East facing garden and entrance to the property. The enclosed garden has a lawned area, a range of plants, shrubs and borders, seating area and two storage sheds. The outside office/studio is neatly tucked to the rear of the garden with double doors to a raised decking area.



SITUATION & AMENITIES

This pretty attached cottage is situated on the southern edge of the small Cotswold village of Alvescot. The village has a strong and thriving friendly community with amenities including the attractive church of St Peter, a popular village hall with recreation ground and tennis court and a public house which provides good pub food. Day to day facilities are available in the local towns of Carterton, Bampton and Burford. Carterton has three supermarkets, a health care centre and a leisure centre with indoor pool and gym. More comprehensive amenities will be found in Faringdon and Witney, both within 6 miles.

Communications are excellent, with fast trains to London Paddington taking from 67 minutes from Charlbury; London Marylebone can be reached from Oxford Parkway in 55 minutes. The road network is good with access for the M40 at Oxford and Banbury to London and Birmingham respectively or via Cheltenham to the M5 to the south west and the M4 at Swindon to the south. Heathrow Airport is 64 miles away.

The area has a great choice of schooling; the village Church of England Primary School has been rated 'good' by Ofsted, as has the highly regarded secondary school at Burford. Private schools in the area include St Hughs, Hatherop Castle and Cokethorpe, with many excellent schools accessible in and around Abingdon and Oxford. There is a broad range of sporting and leisure facilities and the neighbouring countryside provides a network of footpaths, bridleways and byways.

SERVICES

Private water supply and drainage. Mains electricity. Bottled LPG gas for the hob only. Solid fuel heating. Fibre broadband available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but some may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council
Church Green
Witney
Oxfordshire
T 01993 861000
W westoxon.gov.uk

COUNCIL TAX

Band B

VIEWING

Please telephone Butler Sherborn, Burford Office
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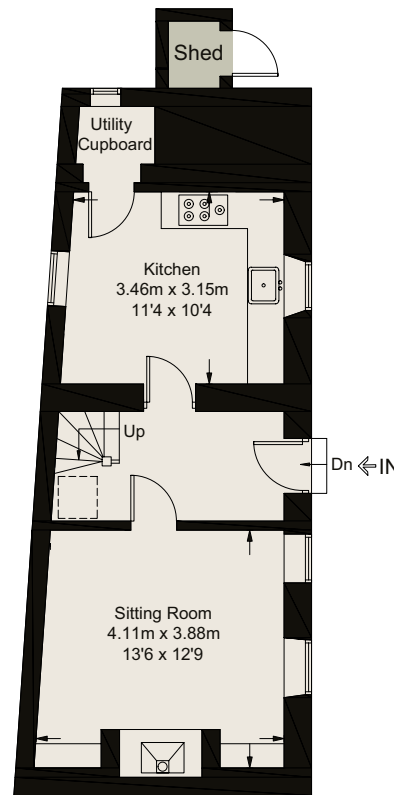




DIRECTIONS (POSTCODE OX18 2QJ)

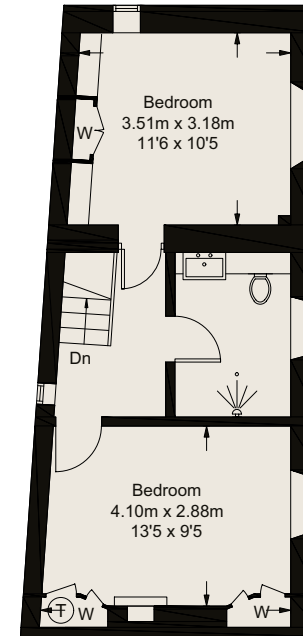
From Burford take the A40 toward Oxford, take the right turn signposted to Shilton and Carterton. At the Carterton traffic lights turn right, then at the painted roundabout turn right, signposted Alvescot. Once in the village of Alvescot, past the village pub on the left hand side then turn left into Mill Lane. Mill Cottage will be found towards the end of the laner, on your left hand side.

what3words: clashing.animals.things



Ground Floor
37.9 sq m / 408 sq ft

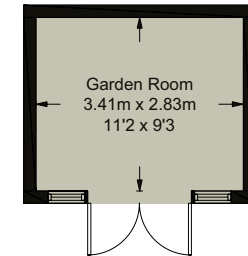
Approximate Gross Internal Area = 74.8 sq m / 805 sq ft
 Shed & Garden Room = 10.6 sq m / 114 sq ft
 Total = 85.4 sq m / 919 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale. (ID1073431)



First Floor
36.9 sq m / 397 sq ft



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: April 2024. Particulars written: April 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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