

YEW TREE COTTAGE

CHILSON, OXFORDSHIRE





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A CHARMING VILLAGE HOUSE IN AN ENCHANTING
SETTING WITH AN IDYLIC OUTLOOK

Porch • Kitchen Dining Room • Sitting Room • Study • Utility Room & Cloakroom

Three Bedrooms and Bathrooms

Gardens to the front and rear • Stone shed and wooden store • Ample private parking

*Charlbury 3 miles (mainline station to London Paddington 1 hr 10 minutes approx),
Burford 7 miles, Chipping Norton 6 miles, Daylesford Farmshop & Spa 6 miles, Soho Farmhouse 11 miles
Estelle Manor 10 miles, Witney 9 miles, Oxford 20 miles
(All distances and times are approximate)*

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DESCRIPTION

Remodeled and renovated by the current owners to the highest standard, Yew Tree Cottage is a very special village house with a well-balanced living space arranged over two floors. Most of the rooms are dual aspect and flooded with light, boasting superb ceiling height throughout. The interiors are beautifully presented with wood panelled walls in part, which keep the rooms cool in the summer and warm in the winter and decorated with a light palette creating an elegant but relaxed atmosphere. Accessed from the entrance porch is a wonderful kitchen dining room with an open fireplace at one end and handmade fully fitted kitchen with Aga. The dining table seats up to 8 with French doors to either side opening to the garden. There is a utility room and cloakroom to either end. The sitting room has an open fireplace with a wood burner and French doors opening to the garden. A handsome panelled and fitted study is located at the rear of the house.

On the first floor a vaulted landing leads to three generous bedrooms all with adjacent bathrooms fitted with Lefroy Brooks suites. Each bedroom has wonderful dual aspect views.

OUTSIDE

The gardens and location are one of the most enchanting aspects of Yew Tree Cottage. Set back from the lane behind a wooden gate, with exquisite gardens landscaped around a running brook, the house is fronted by a wide south facing terrace which catches the sun from lunchtime through to evening for summer entertaining with the background sound of tinkling running water. Steps lead up to a lawn with planted borders wooden shed and steps down to a small, wooded area with native planting running either side of the brook. At the rear of the house is a sloped garden, mainly laid to lawn planted with bulbs and wildflowers, adjacent to a paddock which is currently rented by the owners. There is private parking to the front and a stone storage shed.





SITUATION & AMENITIES

Chilson lies in the Evenlode Valley within the Cotswold Area of Outstanding Natural Beauty and comprises a hamlet of old stone cottages and houses with the small country town of Charlbury a short drive away. Cornbury Park with its deer park (host to The Wilderness Festival) and Wychwood Forest are only a short distance away. Daylesford Organic Farm Shop and Soho Farmhouse at Great Tew and Estelle Manor are also within convenient reach and the surrounding countryside has many bridleways and footpaths for walking.

Named by The Sunday Times as one of the best places to live, Charlbury has a thriving community with amenities including a primary school, post office, supermarket and other independent shops.

A choice of excellent pubs in Charlbury are within walking distance including The Bell, which has recently been relaunched as the newest addition to the Bamford stable, and The Bull (from the team behind Notting Hill's The Pelican) which offers a superb unique dining experience in the Cotswolds. Amerelo, a Brazilian-inspired restaurant provides a menu of South American dishes.



While The Swan at Ascott-u-Wychwood with its pretty pub garden is just a charming stroll away across fields. Mainline station to London Paddington. Further facilities can be found at Chipping Norton and Burford where there is a more extensive range of shops together with secondary schools.

SERVICES

Mains water, drainage and electricity. Gas fired central heating (boiler in utility room and sunken Calor gas tank in the rear garden). Underfloor heating in kitchen. NEST remote control. Gigaclear WIFI. 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 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.

Please note that a footpath runs from the front gate to the rear of the garden (with no further access). However, currently and historically this has not been used, with other much more convenient paths through the village.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council W.westoxon.gov.uk

Council Tax: Band

EPC: F

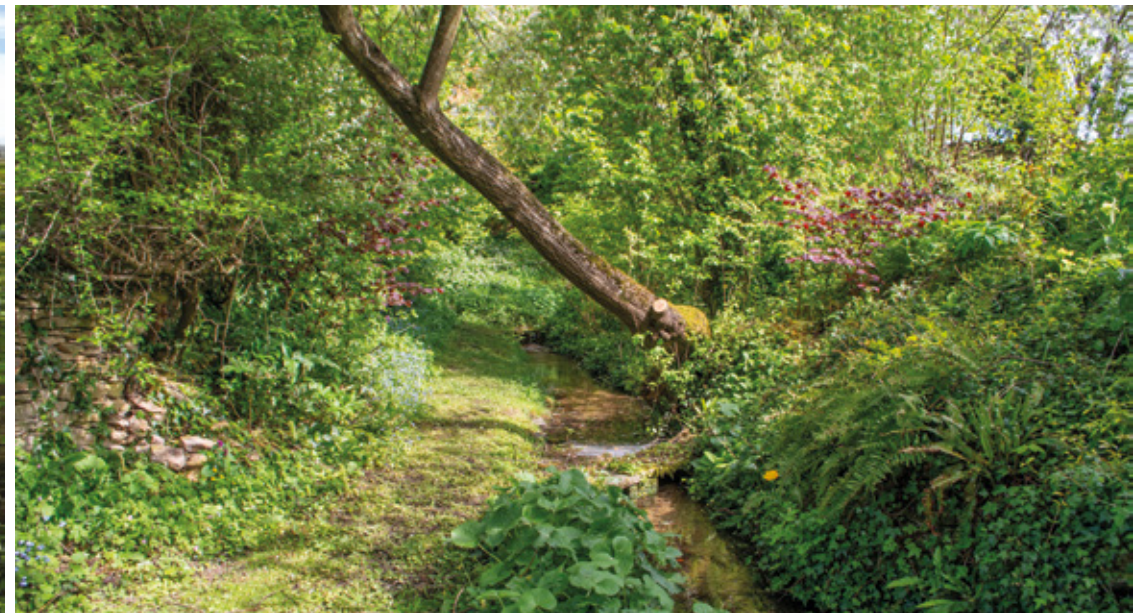
VIEWINGS

Please telephone Katy Freeman at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. katy@btlersherborn.co.uk

DIRECTIONS (POSTCODE OX7 3HU)

Arrive in Chilson from the B4437 from Charlbury, down Pudlicote Lane and Yew Tree Cottage is the first driveway on the right, fronted by a small area of village green.

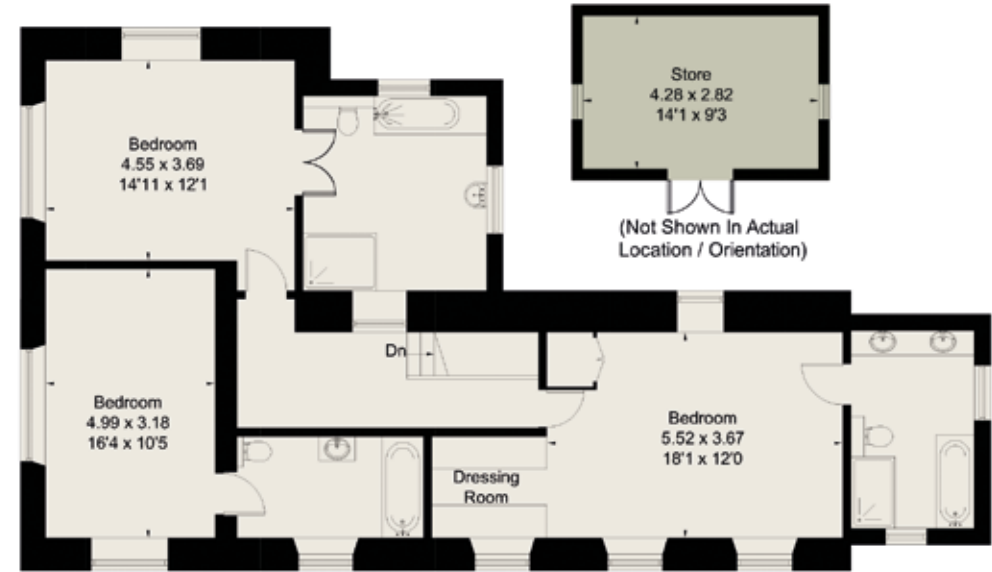
what3words: [trinkets.thinking.dash](https://www.what3words.com/trinkets-thinking-dash)



Approximate Floor Area = 205.7 sq m / 2214 sq ft
 Stores = 20.5 sq m / 221 sq ft
 Total = 226.2 sq m / 2435 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68683

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: May 2024. Particulars written: May 2024. Brochure by wordperfectprint.com





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