

MANOR FARM COTTAGE

WESTWELL, OXFORDSHIRE



Burford 2.5 miles, Witney 10 miles, Oxford 24 miles.
Charlbury Station 12 miles (London-Paddington
approximately 70 minutes respectively).
(All times and mileages approximate).

**An iconic four bedroom Georgian
Grade II Listed property, situated in
the peaceful village of Westwell. With
delightful gardens and an abundance
of character.**

Ground Floor: Entrance hall • Reception room • Sitting
room • Study/ downstairs bedroom • Shower room
Kitchen/breakfast room • Conservatory • Integral
garage

First Floor: Two double bedrooms • Family bathroom
with utility cupboard

Second Floor: Double bedroom • Bathroom

Outside: Private garden to side and rear

Butler 
Sherborn

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DESCRIPTION

Believed to have dated back to the 1700's, Manor Farm Cottage enjoys a peaceful setting in a much loved village. With an abundance of character and charm the property enjoys high ceilings, flagstone flooring, open fireplaces, exposed beams and pretty stone mullion windows. Arranged over three floors with four double bedrooms, this period property is incredibly special. Ideal as a family home, or weekend retreat.

OUTSIDE

To the side a gravel area with natural stream which leads on to a patio terrace and lawned garden with mature trees and shrubs to the rear, all of which are beautifully private.

SITUATION & AMENITIES

Manor Farm Cottage is situated in the sought after Cotswold village of Westwell, thought to be named Westwell as it is home to one of the most westerly wells in Oxfordshire. Located approximately 2 miles from the market town of Burford, which provides a good range of everyday shopping facilities. Wider amenities are available in nearby Witney and Cirencester, together with the commercial centres of Oxford, Swindon and Cheltenham.



Pubs

The Lamb Inn 2.2 miles
The Rose & Crown 3.4 miles



Schools

Burford Primary and Secondary School
2 miles
Hatherop Castle 5.5 miles



Train station

12 miles





SERVICES

Private water and private drainage, both of which are supplied and located in the grounds of the Manor. Broadband. (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 particulars are included in the sale. Some additional items 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 quasieasements 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 G

VIEWINGS


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

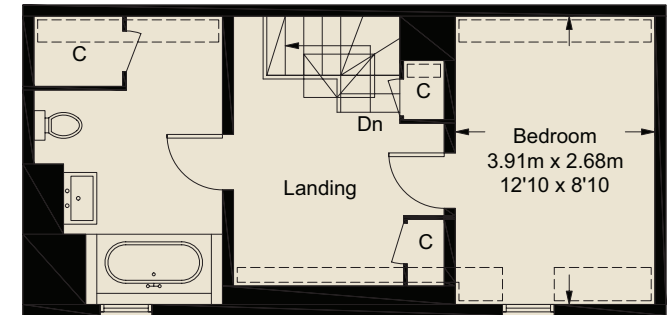
DIRECTIONS (Postcode OX18 4JT)

From Burford roundabout on the A40 head towards Cheltenham passing Burford school on the left hand side. Turn left signposted to Westwell. Continue along this lane and at the T-junction turn right into Westwell village. Drive through the village past the duck pond on the right and Manor Farm Cottage is the second property after on your right hand side.

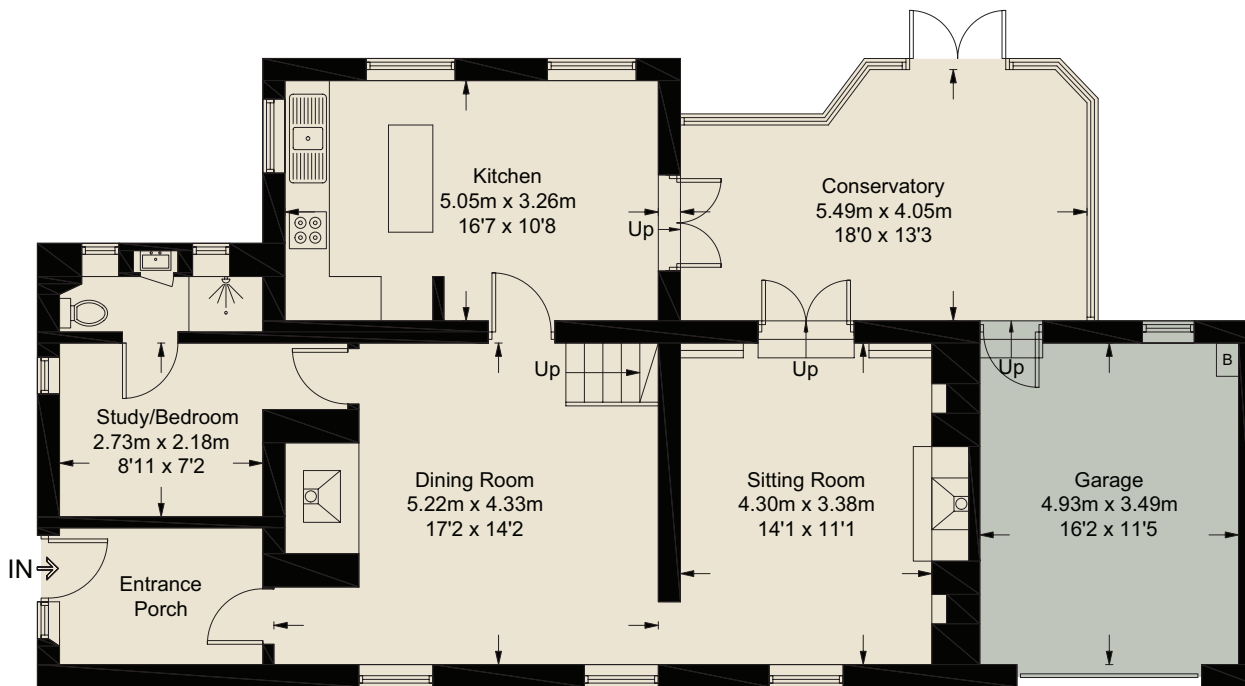
what3words: [///singles.offline.workflow](https://www.what3words.com/#!/singles.offline.workflow)



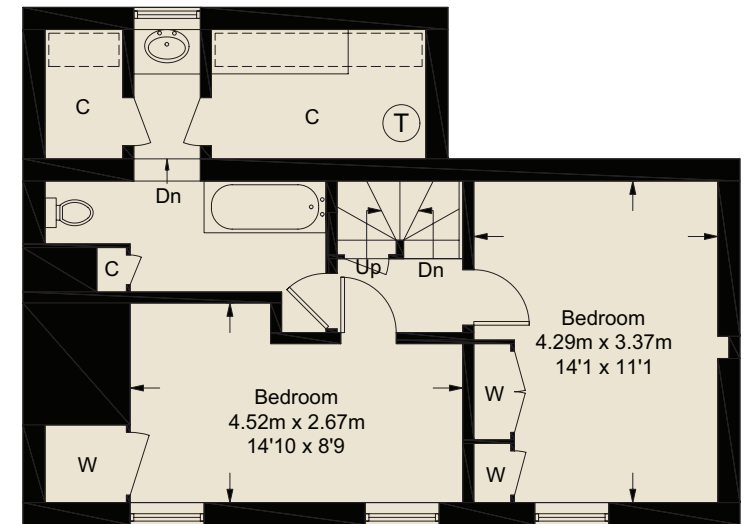
 = Reduced headroom below 1.5m / 5'0



Second Floor
32 sq m / 344 sq ft



Ground Floor
109.8 sq m / 1182 sq ft



First Floor
50.2 sq m / 540 sq ft

Approximate Gross Internal Area = 192 sq m / 2066 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1096261)



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