

# DEEP THATCH

OLD MINSTER LOVELL, WITNEY, OXFORDSHIRE



Burford 4.7 miles, Witney 2.9 miles, Oxford 15.8 miles.  
Cheltenham 25.9 miles, Charlbury mainline railway  
station 7.8 miles, Charlbury to London Paddington  
approximately 1 hour 20 minutes (all mileages  
approximate)

**A delightful four bedroom stone  
cottage, situated in the peaceful village  
of Old Minster Lovell. Offering good  
potential to improve and update with  
generous garden, annex and garage.**

**Ground Floor:** • Kitchen • Utility • Rear Boot Room  
Dining Room • Sitting Room • Snug

**First Floor:** Four double bedrooms • Family shower room

**Outside:** Annex with adjoining bathroom • Garden  
and vegetable patch • Stone Outbuilding • Off street  
parking for one car • Tandem Garage

**Butler**   
**Sherborn**

#### **Burford Office**

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## DESCRIPTION

Believed to date back as far as the mid 17th Century, Deep Thatch was originally two and a half cottages and has been enjoyed by the current family over the last 30 years. The property retains many original features such as flagstone flooring, exposed beams and stone fireplace, a vaulted ceiling in the main bedroom, solid wood carved staircase and original timber flooring in the dining room, all of which add to the charm of the building.

## OUTSIDE

Deep Thatch has a beautiful mature southerly facing garden with fully stocked borders and mature fruit trees with a vegetable garden to one side. The lawn area stretches across to a stone outbuilding and gate on to a meadow which then backs on to the village cricket pitch. In the rear garden is a stone detached annex with vaulted ceiling which would be perfect as a home office, play room, gym or additional bedroom with adjoining bathroom. To the front of the property, there is on street parking and opposite a tandem garage en-bloc with electricity.

## SITUATION & AMENITIES

The village itself has the Old Minster Lovell ruins and an historic church, both of which are within walking distance. The popular Old Swan, a 600 year old inn and Minster Mill are referred to as a quintessentially English country house hotel and inn set in 65 acres.

There is an excellent range of schools in the area, both state and private. Sporting and leisure facilities are excellent, with Golf at Witney, Burford, Carswell and Chipping Norton, racing at Cheltenham, Stratford upon Avon and Newbury. Situated between Soho Farmhouse and Estelle Manor. Daylesford, The Cotswold Guy and Burford Garden Co are also within reaching distance.





Communications are superb with Old Minster Lovell being conveniently placed between the M40, M5 and M4 motorways. Regular train services run from Charlbury, providing a mainline link to London Paddington.



#### Pubs

Old Swan 0.1 miles  
The White Hart 0.4 miles



#### Schools

St.Kenelm's Church of England VC School 0.9 miles  
Broadhill Pre-School 3.1 miles



#### Train station

Charlbury 8.2 miles

## SERVICES

Mains water and electricity. Private drainage. 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.

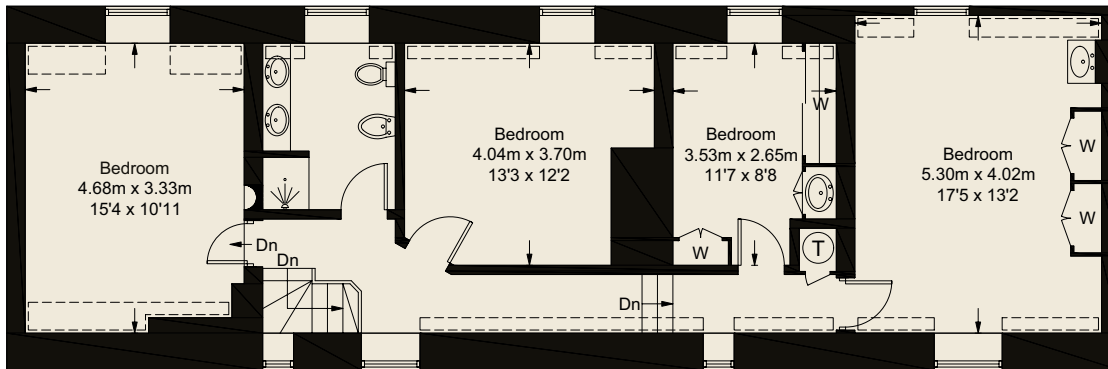
## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

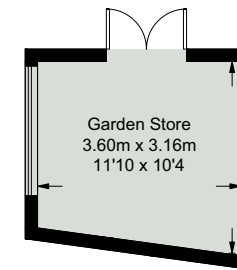
Freehold



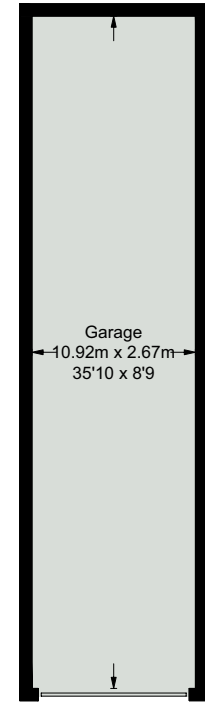


[Dashed line symbol] = Reduced headroom below 1.5m / 5'0

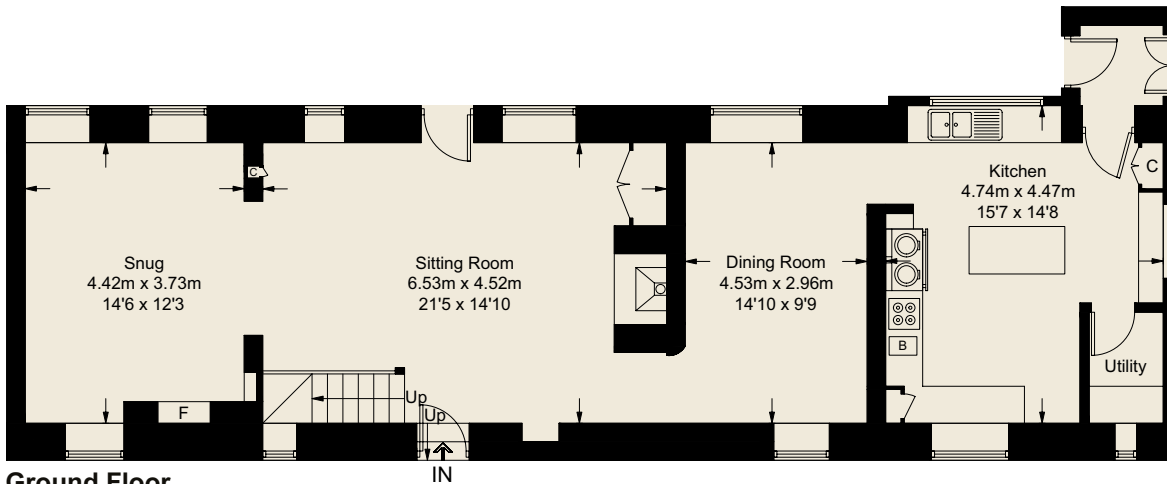
**First Floor**  
83.8 sq m / 902 sq ft



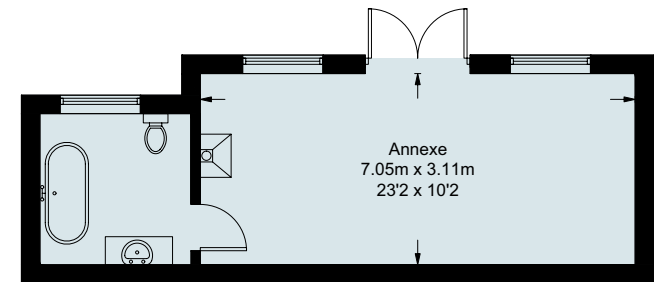
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**  
89.4 sq m / 962 sq ft



(Not Shown In Actual  
Location / Orientation)

Approximate Gross Internal Area = 173.2 sq m / 1864 sq ft

Annexe = 28.5 sq m / 307 sq ft

Garden Store / Garage = 38.5 sq m / 414 sq ft

Total = 240.2 sq m / 2585 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1112114)

## LOCAL AUTHORITY

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

**COUNCIL TAX:** Band G

## VIEWINGS

Please telephone Butler Sherborn, Burford Office  
T 01993 822325 or The London Office T 0207 839 0888.  
E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## DIRECTIONS (Postcode OX29 0RN)

From Burford roundabout take the A40 towards Oxford and then take the first left onto the B4027. Follow this road for approximately one and a half miles, signposted Old Minster, turn left. Follow this lane down and over the bridge to the right. Turn right with The Old Swan on your left and the property can be found approximately 150 yards on your right hand side.

**what3words:** ///centrally.dukebox.puff



**Butler  
Sherborn**

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