



# YEW TREE COTTAGE

LITTLE COXWELL, OXFORDSHIRE



Located in the heart of the picturesque village of Little Coxwell, this delightful four bedroom period cottage exudes timeless charm and character.

**Ground Floor:** Sitting room • Kitchen  
Conservatory/Utility • Dining room • Shower Room  
Study/Bedroom

**First Floor:** Principal bedroom • Family bathroom  
Two further bedrooms

**Outside:** Front garden • Garage/gym • Off street parking

**Butler**   
**Sherborn**

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## DESCRIPTION

Yew Tree Cottage offers a rare combination of tranquillity, charm, and convenience, with easy access to nearby amenities and transport links. With ample entertaining space and versatile accommodation set laterally over two floors. The cottage's exterior includes a beautiful, well established private garden with mature trees and flower beds. Off street parking. An outbuilding currently used as a gym, could alternatively serve as a garage or storage space.

## SERVICES

Mains water, electricity, gas and drainage. Solid fuel log burner in the sitting room. Gigaclear Broadband available in the village but not currently connected to the cottage. (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

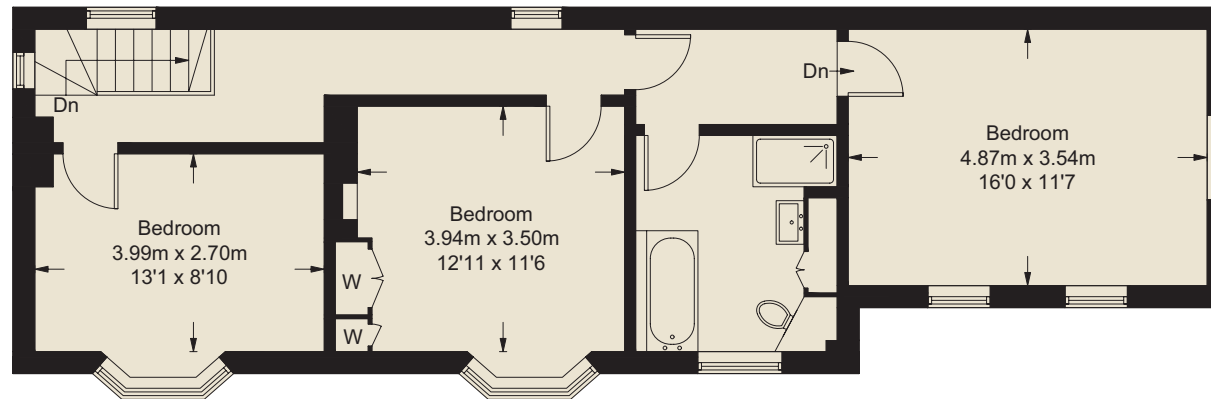
Vale of White Horse District Council  
Abbey House  
Abbey Close  
Abingdon  
OX14 3JE  
01235 422 422

**COUNCIL TAX** Band G

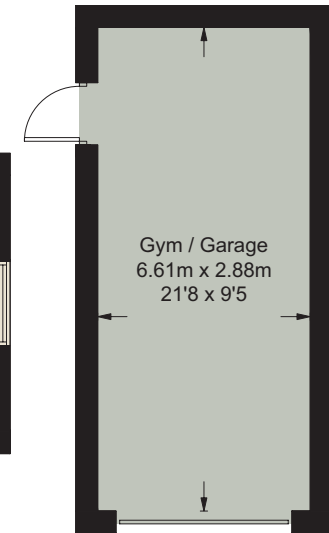
## VIEWINGS

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

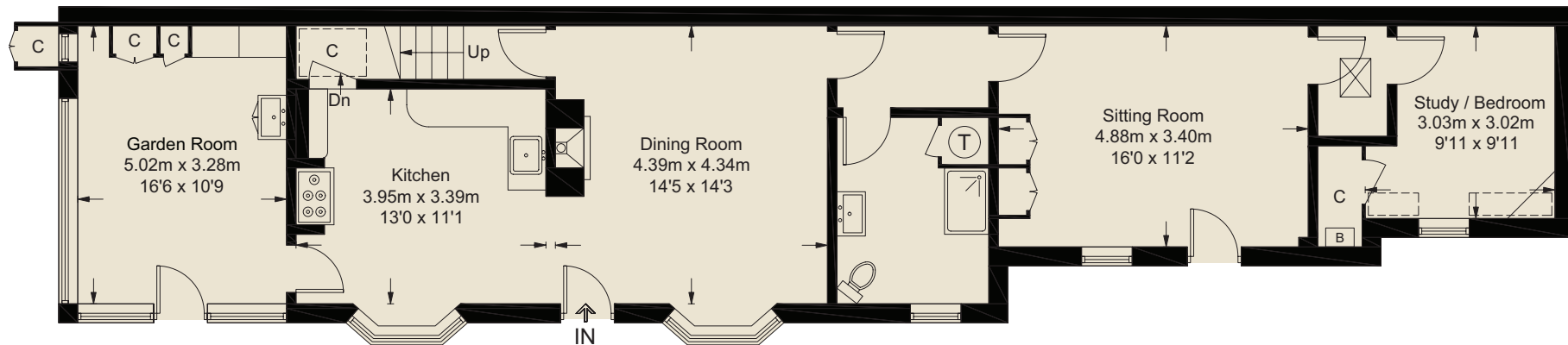




**First Floor**  
66.8 sq m / 719 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**  
94.6 sq m / 1018 sq ft

Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft

Garage = 19.3 sq m / 208 sq ft

Total = 180.7 sq m / 1945 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1143569)



## DIRECTIONS (Postcode SN7 7LP)

From Faringdon heading south. Follow the A417 and take the second exit at the round about following the A420. Take the first left on Fernham Road then take the second right driving past The Eagle Tavern. Fork right and the property is on the righthand side behind a metal gate.

**what3words:** ///sleepers.bespoke.unafraid



### Pubs

Eagle Tavern, Little Coxwell, 0.2 miles  
King and Queen, Longcot, 2.8 miles



### Schools

Loncot and Fernham Primary School, 2.9 miles  
St. Hugh's Prep School, 4.7 miles  
Faringdon Community College, 2.1 miles  
Pinewood School, 7.3 miles



### Train stations

Swindon, 12 miles  
Didcot Parkway, 19 miles  
Oxford, 19 miles



### Members Clubs

Thyme, 11.3 miles  
Estelle Manor, 19.7 miles

**Butler  
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