



ALPINE COTTAGE

WILLIAMS HILL, WOOTTON, WOODSTOCK, OXFORDSHIRE

Witney 12.5 miles, Chipping Norton 11 miles, Burford 15.5 miles, Oxford 11.5 miles, Oxford Parkway Station 7.6 miles (London Marylebone 55 minutes) Charlbury Station 8.9 miles (all times & distances approximate)

A charming Grade II Listed four-bedroom cottage, situated in a prominent position with rolling countryside views. The perfect family home or weekend retreat, with stunning walks across to the Blenheim Estate.

Ground Floor: Sitting Room • Kitchen • Dining Room
Cloakroom • Snug • Bedroom • Shower Room

First Floor: Three Double Bedrooms & Family Bathroom

Outside: Gardens and patio terrace

Butler 
Sherborn

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DESCRIPTION

Alpine Cottage is a stunning detached Cotswold stone cottage with uninterrupted views over the countryside, situated in a private and peaceful location on the edge of the pretty village of Wootton. The property offers many original features such as open fireplaces and exposed beams, with flexible living and further space in the attic to convert (subject to necessary consents).

SITUATION & AMENITIES

Wootton-by-Woodstock is a beautiful traditional village comprising predominantly traditional stone houses and is bordered by the River Glyme with a friendly community. Facilities within the village include a community led village shop, a beautiful Church and The Killingworth Castle Public House. Woodstock is situated 2 miles to the south and nearby Oxford has superb facilities. Easy access to Soho Farmhouse, Estelle Manor, Rousham Park, Blenheim Palace and Daylesford Organic.



Pubs

The Duke Of Marlborough 0.7 miles

The Killingworth Castle Public House 0.8 miles



Schools

Woodstock Primary School 2.6 miles



Train station

Oxford parkway 7.6 miles

Charlbury 8.9 miles

SERVICES

Mains water, electricity and private drainage. LPG Gas central heating. (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. White goods are not included in the sale.

N.B There are two parking spaces that are owned by Blenheim Estates and the owners of Alpine Cottage pay a sum for the lease. Exact details can be provided via solicitors.

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

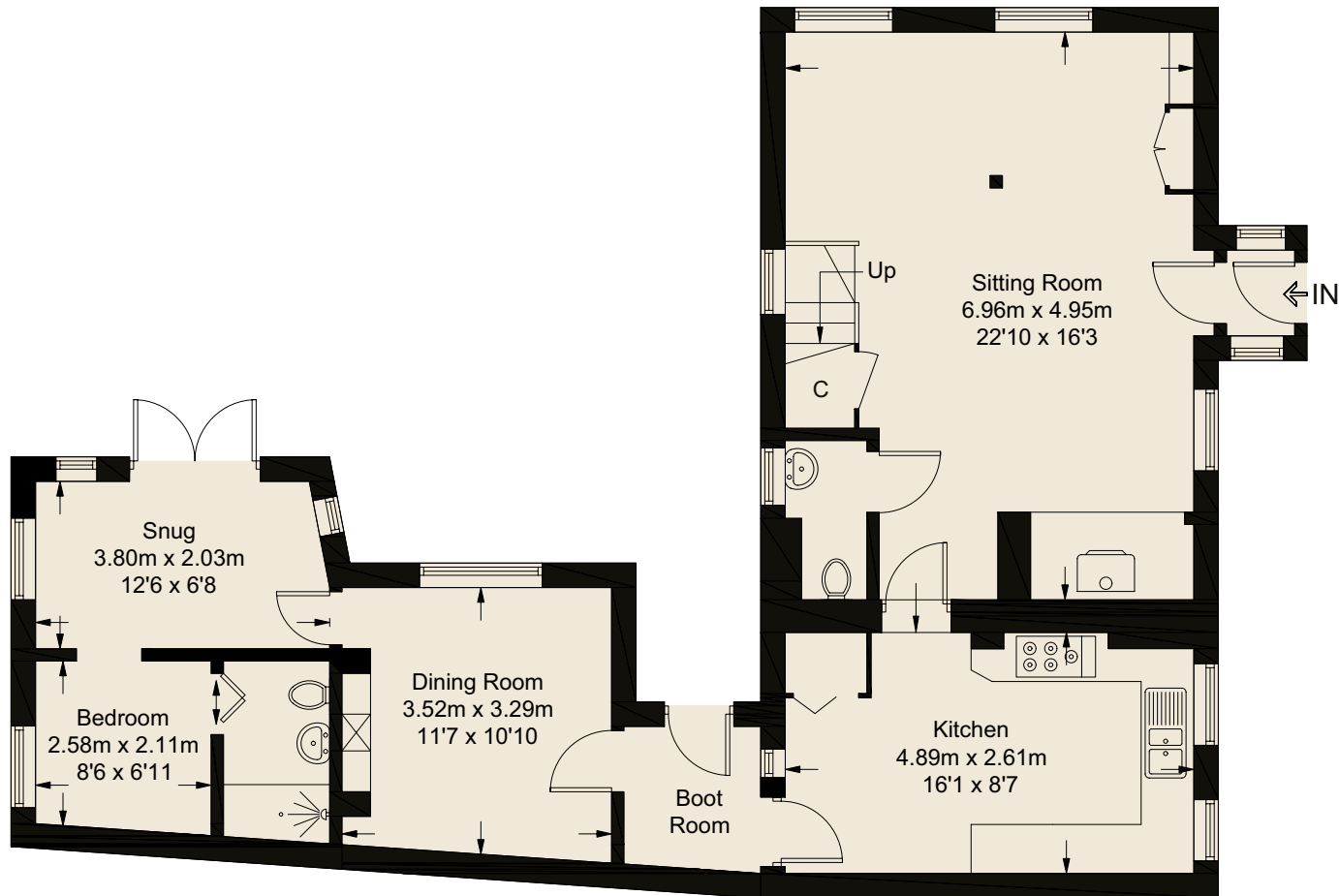
Freehold

LOCAL AUTHORITY

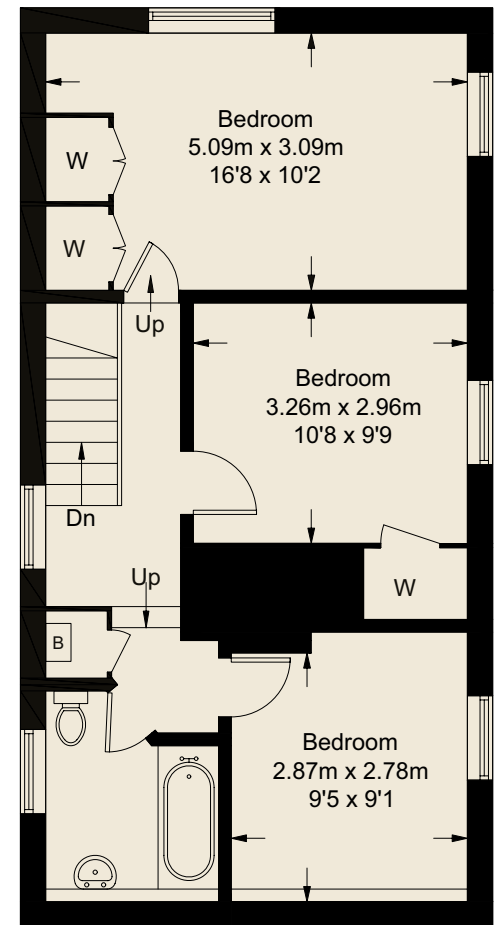
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX: Band F





Ground Floor
83.5 sq m / 899 sq ft



First Floor
51.5 sq m / 554 sq ft

Approximate Gross Internal Area = 135.0 sq m / 1453 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1109067)

VIEWINGS

Please telephone the Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk

DIRECTIONS (Postcode OX20 1DN)

From the Duke of Marlborough, take the turning directly opposite. When you reach the fork in the road, take the right-hand turn onto Top Lane. You will drive approximately 300m before you will find parking for approximately four cars on the left-hand side, two of which are used by Alpine Cottage. The sign to Alpine Cottage is behind this parking space follow the path down on foot, the cottage is the second on the left-hand side accessed via a picket gate to the front garden.

what3words:

House - [///comforted.sues.tomato](https://www.what3words.com/comforted.sues.tomato)
Parking - [///lakes.albums.immunity](https://www.what3words.com/lakes.albums.immunity)



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