

VINE COTTAGE

CHURCH HANBOROUGH, OXFORDSHIRE



A beautiful three-bedroom Georgian home, renovated to an exceptional standard with private driveway and southwest-facing garden

Ground Floor: Entrance hall • Kitchen/breakfast room
Dining Room • Snug • Sitting Room • Utility
Pantry • Cloak room

First Floor: Three double bedrooms • Family Bathroom

Outside: Driveway • Parking • Garden

Butler 
Sherborn

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DESCRIPTION

A Georgian Gem of Timeless Elegance

Built in the 18th Century with later 19th century additions, Vine Cottage is a truly exquisite Georgian residence that exudes period charm and refined sophistication. From its high ceilings and graceful sash windows to the soft hues of its stone flooring, every detail reflects the enduring beauty of its heritage.

Sympathetically renovated by the current owners to an impeccable standard, the home has been thoughtfully reimagined for contemporary living. The former rear outbuilding has been seamlessly integrated to create a beautifully appointed kitchen and breakfast room, bathed in natural light and offering tranquil views over the sun-drenched rear garden. Three elegant reception rooms flow effortlessly from one to the next, providing a wonderful sense of space and versatility, ideal for both intimate gatherings and stylish entertaining.

Ascending to the first floor, the sense of elegance continues. Two generous double bedrooms feature soaring ceilings and sash windows, while a third double bedroom to the rear is enhanced by charming paneling and garden views. The luxurious family bathroom has been finished with exquisite attention to detail, blending classic design with modern comfort.

Perfect as a distinguished family home, a refined countryside retreat, or a stylish base for commuting to London, Vine Cottage offers a rare opportunity to enjoy the grace and character of Georgian architecture paired with the ease of contemporary living.





OUTSIDE

Approached via a sweeping gravel driveway, the setting of Vine Cottage is as enchanting as the home itself. The front garden, enclosed by traditional stone walls and laid mainly to lawn, enjoys a south-westerly aspect, capturing the best of the afternoon and evening sun with picturesque views towards the village church spire.

Designed with outdoor living and entertaining in mind, double doors from the kitchen open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. During the warmer months, this natural flow makes the garden an idyllic extension of the home, perfect for al fresco dining, summer gatherings, or simply relaxing in the peaceful surroundings of this quintessential English setting.

SERVICES

Mains water, gas, electricity and drainage. Fibre Broadband in the village. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

NB: Contents and cooker available by separate negotiation



FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

TENURE

Freehold

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.

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 (OX29 8AA)

From Burford at the top of the hill take the second exit towards Oxford and continue straight ahead at the next two roundabouts to stay on the A40. After approximately 12 miles, at the Eynsham roundabout, take the first exit and continue onto Lower End, turning left after approximately 2 miles onto Church Road. Continue into the village of Church Hanborough and Vine Cottage can be found on the left-hand side, just after the Church. Identified by our for sale board.

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LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire.

T 01993 861000 | W westoxon.gov.uk

COUNCIL TAX

Band F





Pubs

Village pub - opening soon
George & Dragon,
Long Hanborough - 1.1 miles
The Back Lane Tavern - 4.2 miles



Schools

Hanborough C of E School - 1 mile
Dragon School, Oxford - 8.3 miles
St Edwards School, Oxford - 6.9 miles
Cokethorpe School - 10.4 miles
Combe C of E Primary School - 7.2 miles



Train station

Long Hanborough - 1.7 miles
Charlbury - 8.1 miles
Oxford - 9.4 miles



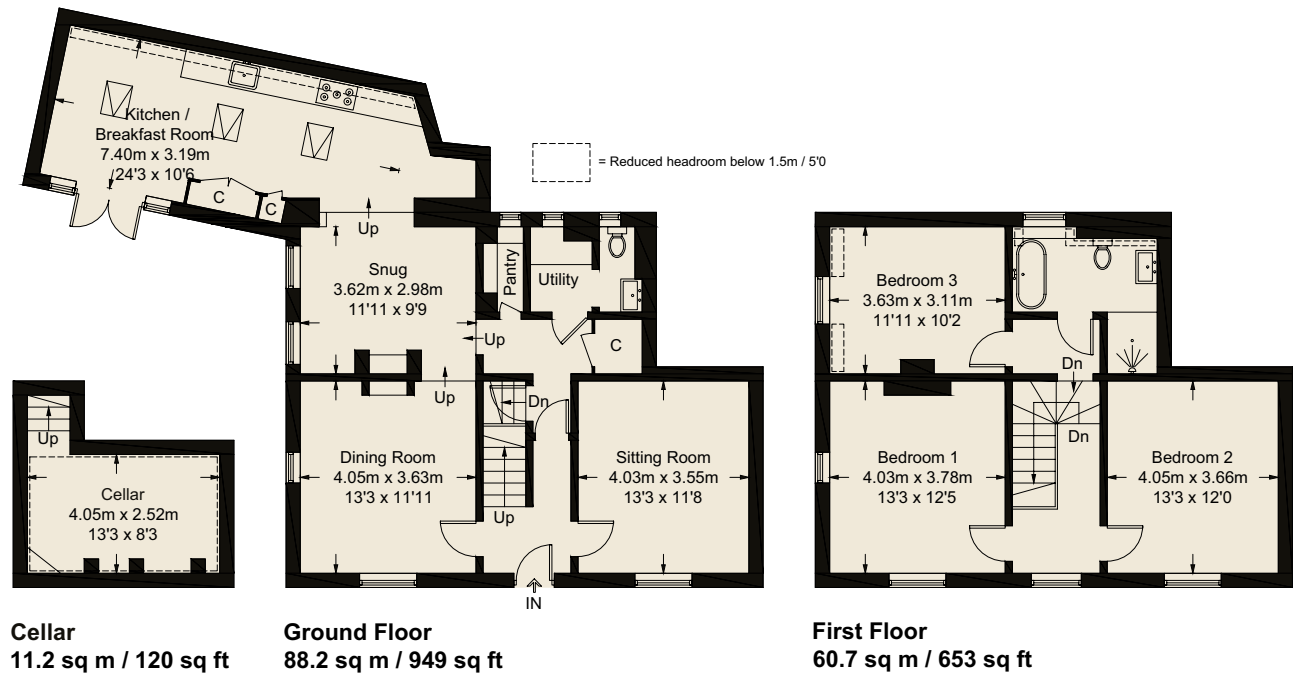
Members Clubs

Estelle Manor - 3 miles
Soho Farmhouse - 14.8 miles

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Vine Cottage, Church Road, Church Hanborough, Witney, OX29 8AA



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