

Convent Cottage

Radford, Oxfordshire



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Woodstock 5.8 miles, Charlbury 6 mile, Soho Farmhouse 6.4 miles, Chipping Norton 7.1 miles,
Oxford 13.5 miles, Oxford Parkway Station 12 miles
(all times and distances are approximate)

A deceptively large village house with
a lovely garden in a quiet and tranquil
hamlet near Soho Farmhouse.

Hall | Drawing room | Dining room | Sitting room | Kitchen | Breakfast room | Cloakroom

6 bedrooms | 2 bathrooms

Enclosed garden | Private parking | Wonderful views | Quiet location



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Situation

A secluded hamlet situated about 13 miles northwest of the City of Oxford, with excellent access to the A44, A34, M40 70 miles to central London and wider road network. Direct train lines from Charlbury and Bicester North provide swift access to London.

There are a number of excellent schools in the area including The Dragon and Summer Fields Preparatory Schools, together with Radley, St Edwards, Magdalen College School, Stow and Tudor Hall.

The Property

Convent Cottage is a delightful house built of Cotswold stone under a tiled roof set amongst wonderful gardens in the heart of a quiet and tranquil hamlet near Woodstock.

The accommodation is arranged over two floors and is incredibly versatile. The main reception rooms are well proportioned with generous ceiling heights and plenty of natural light. The kitchen is central to the house and very much acts as the hub with multiple appliances and access to the garden. The whole house is orientated to make the most of the delightful views over the garden and surrounding Oxfordshire countryside.

A seamless blend of period features such as a traditional open fire place and more modern touches such as the light and spacious galleried hall with an impressive log burner.





The bedroom accommodation comprises three bedrooms and a family shower room on the first floor and three further bedrooms and a bathroom on the ground floor with its own separate access.

From the house there is a large terrace from which one can admire the gardens and the views over the surrounding countryside. There is also a detached home office that enjoys the views. The garden is mostly laid to lawn whilst studded with mature trees and established herbaceous borders. There is parking to the side of the house through the gates and at the rear.

Directions - OX7 4EB

From Oxford, take the A44 north towards Chipping Norton, passing through Woodstock. After about 10 miles, before reaching the village of Enstone, turn right signposted to Radford single track road. Follow this road down a gentle slope, with the River Glyme on the left. Pass over a cattle

grid and after a further mile, turn right at a farmyard signposted to Radford. Continue straight along this road, past the No Through Road sign and down a gentle slope and Convent Cottage is on your right.

Communications

Communications are good, with easy access to the motorway system - Junctions 6 and 7 of the M40 only some 11 and 9 miles away - whilst Didcot Parkway Mainline Station is about 7 miles (London Paddington 35/ 40 minutes). Oxford is 8 miles.

Services

Mains electricity, and water. Oil fired central heating.

Private drainage.

EPC rating: E

Local authority

West Oxfordshire District Council. Tel: 01993 861000

Viewings

Strictly by appointment through Knight Frank
01865 790 077.

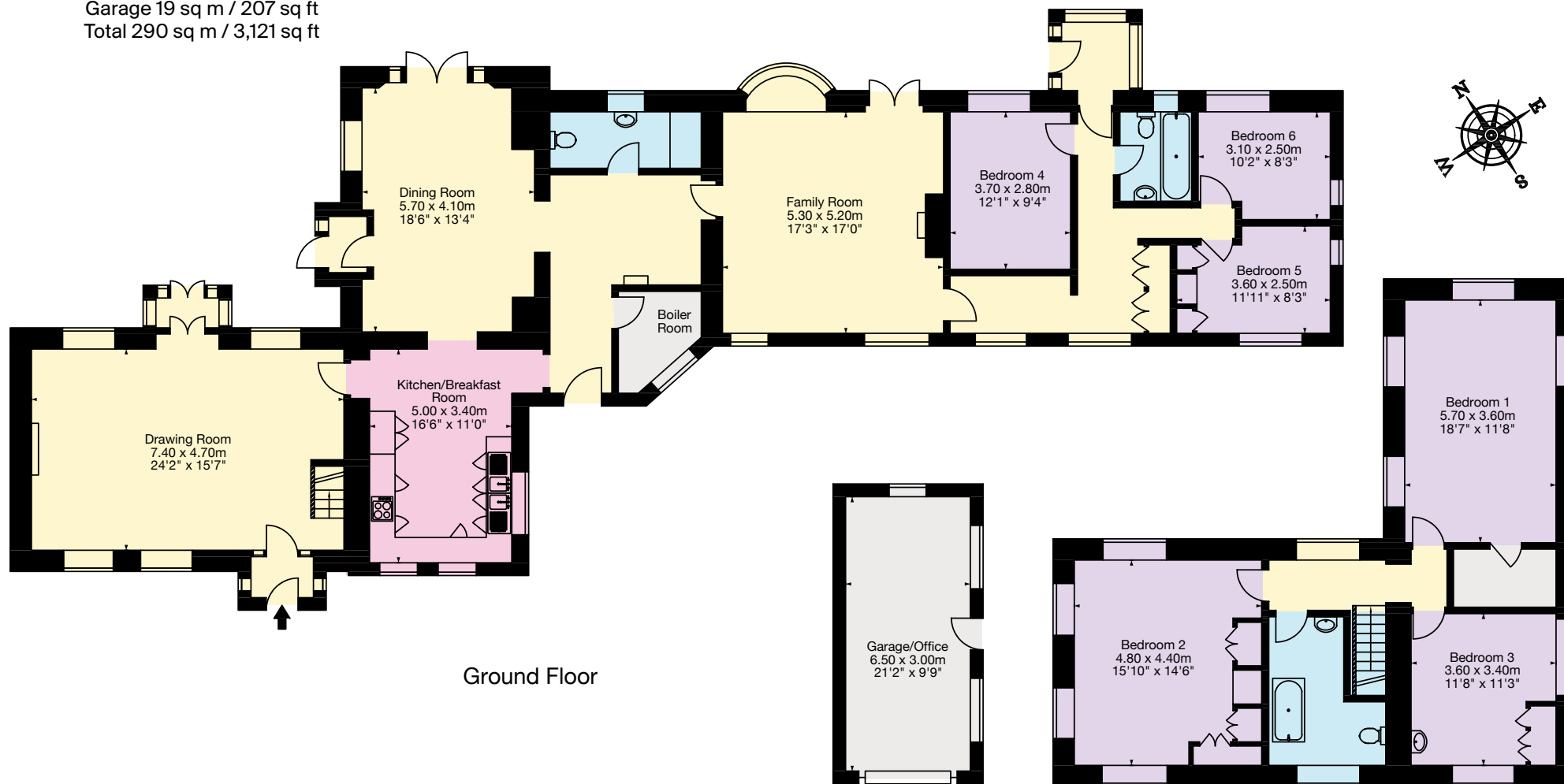


Approximate Gross Internal Floor Area

Main House 271 sq m / 2,974 sq ft

Garage 19 sq m / 207 sq ft

Total 290 sq m / 3,121 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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