



CUTTMILL HOUSE

Cuxham, Watlington, Oxfordshire, OX49 5BA



AN EXHAUSTIVELY REFURBISHED HOME WITH A SEPARATE GUEST/STAFF COTTAGE SET IN A PRIVATE LOCATION IN AROUND 8.96 ACRES

Cuttmill House is a beautiful Grade II listed former mill house, renovated and enlarged by the present owners with the help of Holland Green Architects



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Services: Mains water and electricity, private drainage system and oil-fired central heating.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Council Tax: Cuttmill House – Band G, The Barn – Band D

EPC: Cuttmill House – D, The Barn - C

What3words: rectangular.townhouse.submits

Postcode: OX49 5BA



LOCATION

Cuxham is an attractive village in South Oxfordshire. Local shopping can be found in the nearby market towns of Watlington and Wallingford with a larger range of shopping and amenities available in Henley-on-Thames, Thame and Oxford. Nearby, there are several acclaimed restaurants, including Le Manoir aux Quat'Saisons, The Sir Charles Napier and Raymond Blanc's The Black Horse.

Transport links from the property are excellent. Haddenham & Thame Parkway (around 10.5 miles) has regular trains to London Marylebone, taking from approximately 39 minutes. The M40 (Jct 6) and 24-hour Oxford Tube stop are only about 5 miles away, and Heathrow Airport is around 35 miles away.

Local schooling is excellent, including Moulsham Preparatory School, Rupert House School, the Dragon School, St Edwards, Magdalen College School, Cothill, Chandlings, The Manor and Abingdon schools, amongst others.





DESCRIPTION

Cuttmill House is a beautiful Grade II listed former mill house, renovated and enlarged by the present owners with the help of Holland Green Architects. The property lies to the north west of the village of Cuxham, off the lane, down a driveway, overlooking its own land, with views over open Oxfordshire countryside. The current owners have recently completed an extensive renovation, restoring and making several innovative and striking changes to the main house, as well as updating the cottage. Of note is the extraordinary kitchen /sitting room and principal bedroom, both taking full advantage of the setting.





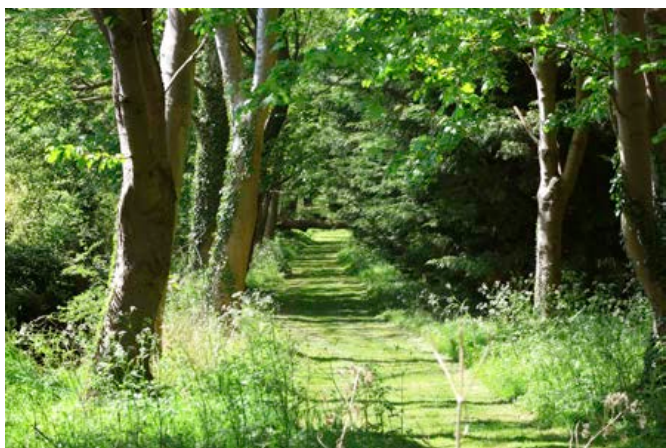


GARDEN AND GROUNDS

Within the adjoining courtyard, there is an attractive range of buildings, including a guest/staff two bedroom cottage together with storage and machinery barns.

To the east lie the formal and informal gardens, bordered by the old mill race, with views over open countryside beyond. To the south there is a large copse with walkways cut through to the boundaries. To the west is a paddock adjoining the driveway.





We would be delighted
to tell you more.

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