



MULBERRY COTTAGE

Crafton, Oxfordshire



COTSWOLD STONE COTTAGE IN A TRANQUIL VILLAGE SETTING

Set in the heart of the peaceful hamlet of Grafton, just outside the desirable village of Clanfield, Mulberry Cottage is a striking period home built of traditional stone, exuding charm and character.

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Local Authority: West Oxfordshire District Council: Home
Council Tax band: G
Tenure: Freehold



PROPERTY

The property is approached via a gravel driveway, framed by a low dry-stone wall and topiary borders, leading through a wrought iron archway to the front entrance. Climbing greenery and mature shrubs enhance the sense of serenity and privacy from the outset. The interiors blend rustic charm with elegant presentation. The welcoming entrance hallway features natural limestone flooring, exposed stonework, and a beamed ceiling, setting the tone for the rest of the house. A characterful staircase with painted steps leads to the first floor. The drawing room is a true focal point, with original beams, painted ceiling panels in bold teal, exposed stone walls, and a wood-burning stove set within a large inglenook fireplace, an ideal space for entertaining or relaxing in cosy comfort. Throughout the property, shuttered windows frame delightful garden views, and the decor carefully complements the historic fabric of the building.



PROPERTY

Key Features:

- Quintessential Cotswold stone home
- Beautifully landscaped front and rear gardens
- Stunning period features: exposed beams, stone fireplaces and natural limestone flooring
- Generous, character-filled reception spaces
- Potential annexe or home office (STPP)
- Nestled in a quiet rural location, just minutes from Clanfield and Bampton
- Excellent local amenities, pubs, and schools
- Easy access to Witney, Burford, Oxford and the A40
- The property has a small flying freehold (contact Agent for more details)

Services:

- Mains electricity
- Private water
- Private drainage
- Gigaclear
- Oil central heating





GARDENS, GROUNDS & LOCATION

The large garden is a private sanctuary, thoughtfully landscaped with formal hedging, specimen trees, and abundant planting. Set within 0.75 acres, the grounds offer ample space for outdoor dining, family recreation, or simply enjoying the peaceful village atmosphere. The plot also presents scope for a detached annexe, studio or garden office, subject to the necessary consents.

Grafton is a charming and tranquil hamlet surrounded by open countryside, yet conveniently located near the popular villages of Clanfield and Bampton, offering a range of local amenities, schooling, and dining options. The larger market towns of Witney and Burford are a short drive away, while Oxford is easily accessed for commuting or leisure.



**Approximate Gross Internal Area 2991 sq ft - 278 sq m
(Excluding Outbuilding)**

Ground Floor Area 1455 sq ft – 135 sq m
First Floor Area 935 sq ft – 87 sq m
Second Floor Area 601 sq ft – 56 sq m
Outbuilding Area 668 sq ft – 62 sq m



(Including Basement / Loft Room)
Approximate Gross Internal Area = 397.25 sq m / 4,276 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Harry Sheppard
01865 790077
harry.sheppard@knightfrank.com

Knight Frank Oxford
274 Banbury Road, Summertown
Oxford, OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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