



# THE OLD POST OFFICE

Little Tew



# RECENTLY REFURBISHED AND CLOSE TO SOHO FARMHOUSE

A period house with a separate two-bedroom annexe, situated in the heart of Little Tew.



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Local Authority: West Oxfordshire District Council

Council Tax band: G

Tenure: Freehold



## PROPERTY

The Old Post Office is believed to have been built in 1872, of Horton stone under a tiled roof. The house sits in the heart of the village, within the conservation area, and is not listed.

The property comprises three reception rooms, a conservatory, and a large dual-aspect kitchen with an Aga. There is easy access to the garden through two sets of double doors from the drawing room, as well as doors to the garden from the study and the conservatory.

There are five bedrooms, including the principal bedroom suite (with en suite bathroom), as well as a further family bathroom/wet room.







## PROPERTY

The rear of the house is clad in wisteria and roses, with the garden mainly laid to lawn.

There is also a very useful two-bedroom annexe featuring vaulted ceilings, exposed timbers, an open-plan kitchen/living area, two bedrooms, and a shower room. The two-bedroom annexe is independent from the main house, with its own boiler and underfloor heating throughout. There is parking to the front with also a separate rear access drive leading to further parking for numerous cars.

### Services:

Mains water and electricity  
Private drainage.  
Oil central heating  
Fibre Optic Broadband



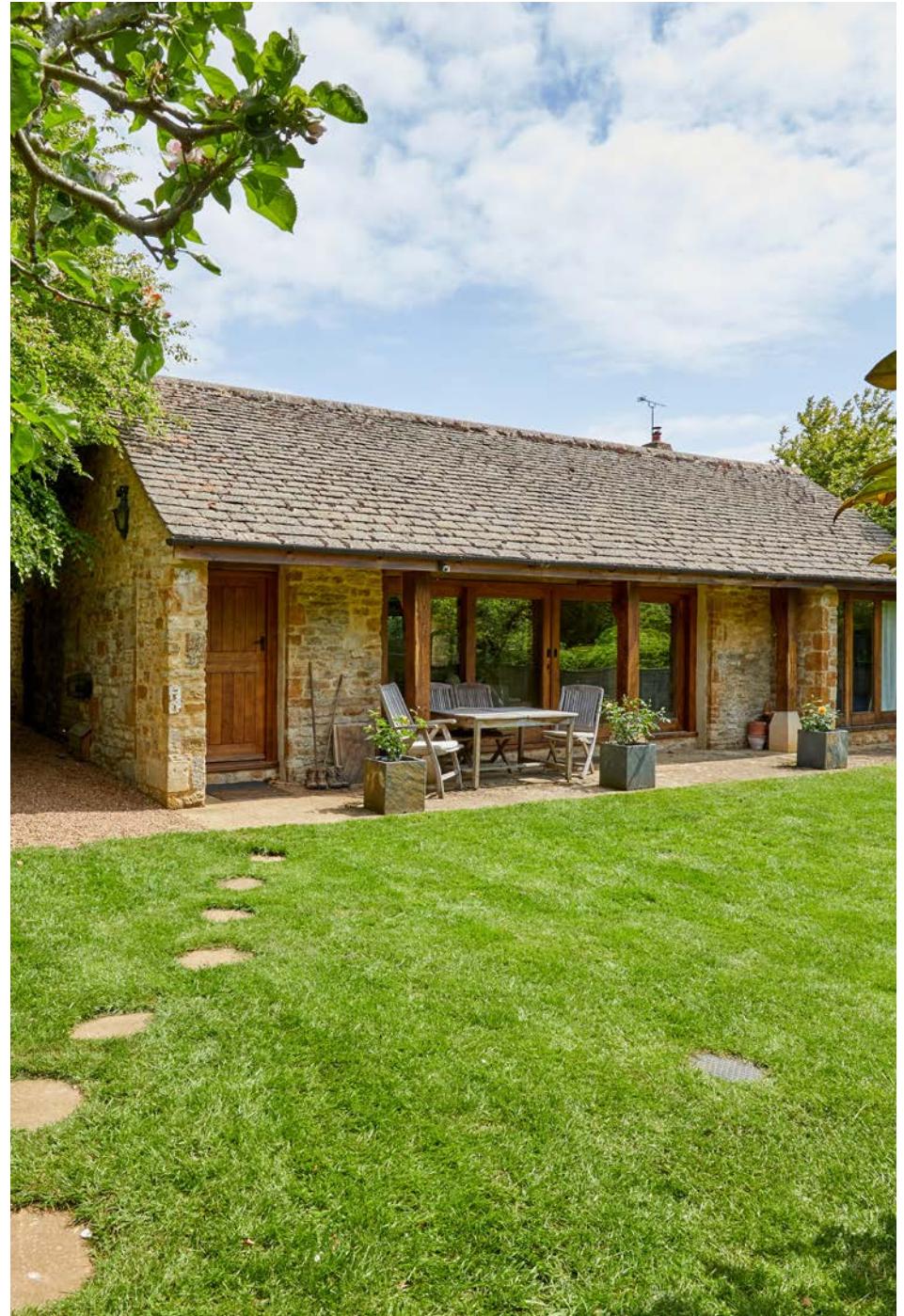




## LOCATION

The Old Post Office is located in the idyllic Cotswold village of Little Tew. Situated between Banbury, Chipping Norton, and Oxford, the village is a small community with plenty of character properties dating from the 17th century, surrounded by unspoilt rolling countryside. The village has a parish church, and neighbouring Great Tew offers a popular pub – The Falkland Arms – a village shop with a café, an outstanding-rated primary school, and of course, the well-known Soho Farmhouse.

Also close to hand are Daylesford, RH Aynho, and Estelle Manor. There is a good choice of schooling in the area, with Bloxham and Tudor Hall independent schools nearby, as well as several strong state schools. The area is well connected for transport, with the M40 just 11 miles away and a mainline station at Charlbury (approximately 1 hour 20 minutes to London Paddington).





# The Old Post Office

## Little Tew

Approximate Gross Internal Floor Area

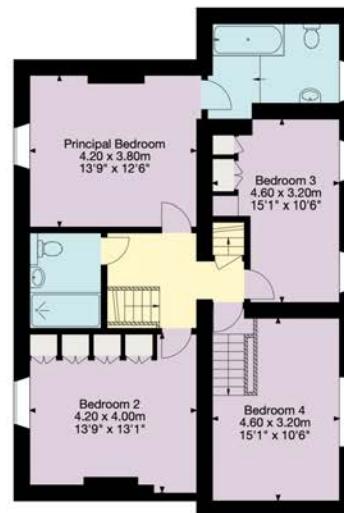
Main House = 206 sq m / 2,217 sq ft

Annexe = 79 sq m / 850 sq ft

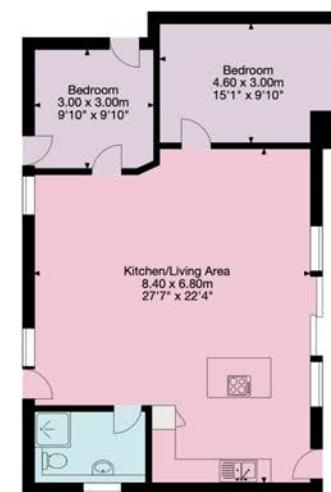
Total Area = 285 sq m / 3,067 sq ft



Ground Floor



First Floor



Annexe

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of the particulars. © Capture Property Marketing 2023.

(Including Basement / Loft Room)

Approximate Gross Internal Area = 2,217 - 3,067 sq ft

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