



Heath Cottage
Witney Road | Finstock | Oxfordshire | OX7 3DF

FINE & COUNTRY

HEATH COTTAGE

Heath Cottage is a very special cottage, perfectly placed on the edge of Finstock in Oxfordshire. This superb property has been brought to life by the current owners, who have put their heart and soul into renovating and upgrading the property to create a truly wonderful family home.



Perfectly positioned on the edge of the Wychwood Forest in the Oxfordshire village of Finstock, this superb three-bedroom home has beautiful circular countryside walks from its doorstep and access to the centre of the village with its highly regarded Primary School and popular local pub, as well as a lovely walk in to the neighbouring village of Ramsden.

This detached cottage was originally two dwellings for Cornbury Estate workers, complete with attached barn (now the kitchen). The property was first sold into private ownership in 1855 (but most likely dates from the 18th century, possibly earlier) and still has all of the charm and character of its past. When the owners bought the property, it was clear that it had been loved and enjoyed over the years but needed someone with the vision to create an exquisite family home. Heath Cottage has been thoroughly upgraded and reconfigured to create a stylish and practical home but original features like exposed wooden beams and traditional fireplaces have been lovingly preserved to ensure every room is still full of history and Cotswold charm.

The cottage is surprisingly large, at over 1,800 sq ft, with a flexible layout and a detached outbuilding, currently used as an office. This property has been cleverly configured with a superb kitchen with vaulted ceiling, two traditional reception rooms with stunning original features, and a charming sun room to enjoy the garden. Externally the sheltered cottage garden is the perfect extension to the home, a private and colourful space to enjoy throughout the year, with a wonderful raised terrace and barbecue area to enjoy the evening sun. Additionally, the driveway and outbuildings offer ample parking and storage. There is further potential with existing planning permission for a double storey extension to the front of the property.

This truly is a very special and tranquil family home that has been sensitively and extensively upgraded in every room to create a property that is easy to live in and enjoy whilst still bursting with character.





Ground Floor

As you step through the front door, this property will charm you instantly. From the large entrance hall, you can access the kitchen beyond and the sitting / dining room to the right. The charming sitting / dining room is generous in size, but still has a cosy feel with a beautiful feature fireplace and exposed beams. From here, you can access the equally charming living room / snug with wood burning stove and access to the sun room overlooking the garden. The kitchen/ breakfast room is truly superb, with a wonderful vaulted ceiling, space for a table and an attached utility space tucked out of sight. There is also a downstairs cloakroom off the entrance hall.





Seller Insight

“ It was when we walked into the kitchen for the first time in 1997, with its splendid vaulted ceiling, that we knew Heath Cottage had to be our home. Moving to the country after urban life in Berkshire was an imperative once our daughter was born, and Finstock fitted the bill for both of us, being on the edge of the Cotswolds, convenient workwise for road links locally, and easy access to London via Charlbury station just down the road. We extended upwards, creating a new master bedroom with dressing room, and moved the bathroom upstairs creating a utility room/walk-in larder off the kitchen, and relocated the garage to the end of the property, adding parking for three or four cars. The garage was subsequently converted into a large home-office, which doubles as a gym.

We love waking to the sound of birdsong, enjoy feeding many species in the garden year-round, listening to the owls and bat-spotting in the evening. We're lucky enough to experience amazing dark night starry skies, and often see deer directly opposite on the Cornbury estate, as Finstock Heath sits at the edge of the Wychwood Forest.

Blackberry Lane, an ancient bridle-way, runs immediately adjacent to our boundary, the start of a choice of lovely walks into the village, across to Ramsden and the bluebell woods beyond, within walking distance of both of our most local gastropubs, the Royal Oak and the Plough, both dog-friendly. Both have rooms, great for visiting friends and relatives when the house is full.

Many a family day out has been enjoyed at the Cotswold Wildlife Park, Cogges Manor Farm and Blenheim Palace, all in easy reach. We joined with others in the local community twenty years ago to help build the Finstock Jubilee Playground, which continues to be popular with younger residents, and there's plenty going on with an impressive village hall hosting a variety of classes and events year-round, including the Finstock Ale, our very own beer festival.

Since our daughter flew the nest, we've repurposed what was our drawing room as the more formal dining room, and now use the snug with the inglenook as our cosy evening space and TV room. The garden wraps around the house and we follow the sun, often coffee or breakfast in the seating area by the back door, afternoons or evening BBQs on the patio and al-fresco suppers under the pergola. The little nook under the oak tree is the perfect spot for a nightcap or welcome shade on a particularly hot and sunny day.

We are very sad to leave, after over twenty-six happy years in this special place.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

Stairs rise from an inner hallway to the first floor, where the character, quality and attention to detail continue throughout, without compromise. There is a principal bedroom with a fantastic dressing room. There are two more bedrooms and a modern shower room with large shower. All the bedrooms are the perfect blend of characterful charm and neutral and stylish décor.









Outside Garden

The South-West facing garden is perfectly sheltered and, in the summer months, a wonderfully sunny and special space. It is beautifully enclosed and private, bordered by a variety of mature trees and shrubs, and an abundance of colour. There is a charming raised terrace with pergola and large seating area, perfect for entertaining, a bordered lawn area and tucked away corners to enjoy the garden and sun at different times of the day.

Driveway & Outbuildings

Heath Cottage is set back from the road with a gated driveway with parking for 3 cars access to the cottage and the detached outbuilding / office with attached store room.

Currently configured as an office with power and wifi, the outbuilding is a fantastic and versatile space that could potentially be used as a studio, gym or additional accommodation. Adjoining the office is a secure store room.











LOCATION

Finstock is a delightful Cotswold Village, peppered with unique and characterful homes and with a thriving community. It has a highly regarded Primary School, charming village pub and beautiful countryside walks and bridleways all on your doorstep, and with even more to explore in the villages beyond. The village is part of a network of wonderful villages and communities, all with beautiful surroundings and charming pubs and restaurants, particularly in the neighbouring village of Ramsden.

Finstock is perfectly placed in the heart of the Cotswolds, between Burford (10 miles) and Chipping Norton (12 miles) and the list of places to visit and enjoy within minutes of your doorstep is endless. The Market Town of Witney with its array of shops, restaurants and cafés, is just 5 miles away and London is also within easy reach as Charlbury Train Station is less than 3 miles away, with its direct link to London Paddington in 1 hour 10 minutes.

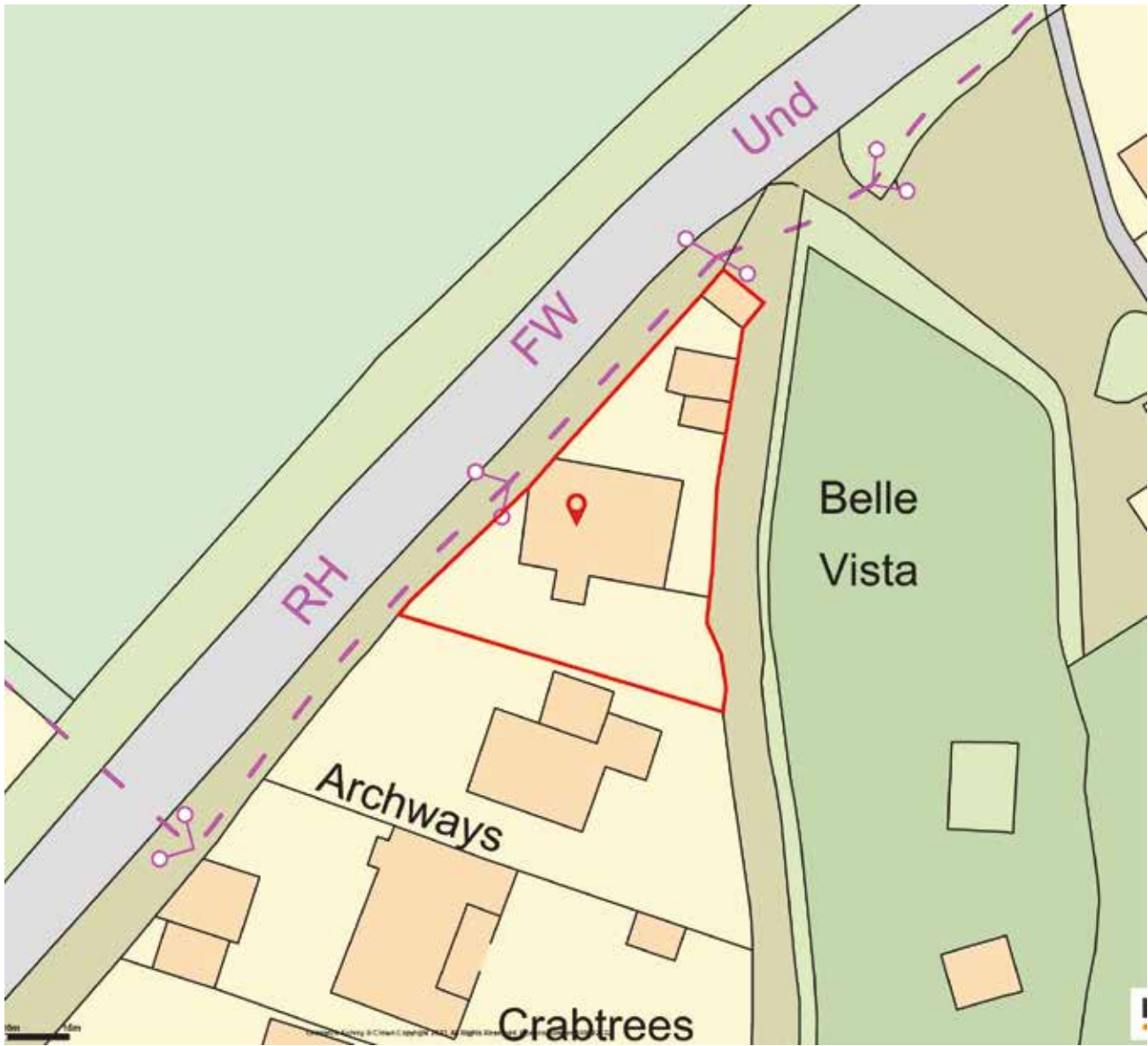
There are some great school options here too. As well as the popular Finstock Primary School, Windrush Valley School is just 6 miles away and is currently ranked in the top 30 independent preparatory schools in England and Best Prep School in Oxfordshire by the Sunday Times. The village is also very well placed for access to some of the County's most sought-after State and Independent Senior Schools, with Burford School just 10 miles away and Cokethorpe School 8 miles away.

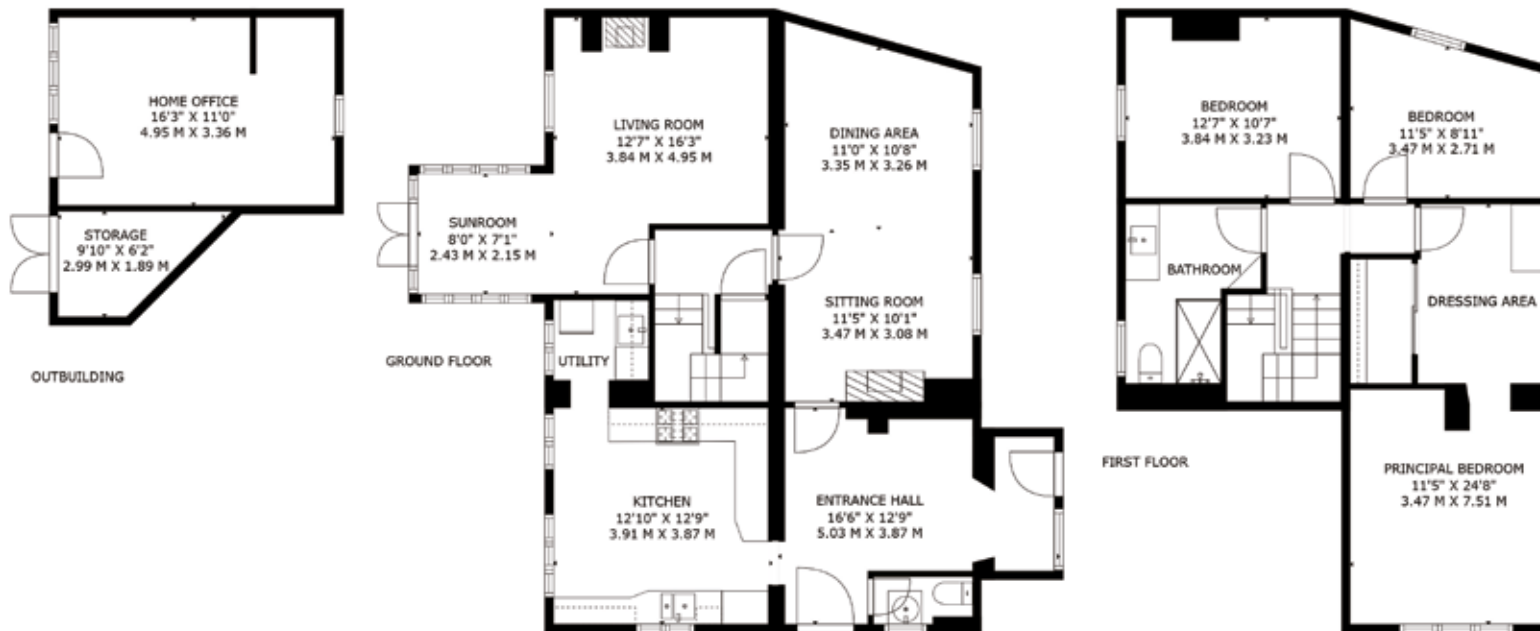
Heath Cottage is positioned on the edge of the Wychwood Forest, which has huge history including providing oak for the Royal Navy for shipbuilding and key roles in WWII, acting as a staging post for all the vehicles used in the D-Day landings, and concealing an American Airforce hospital, the brick-built ruins of which are still visible today among the trees on Finstock Heath opposite the cottage. Close to Akeman Street, there is evidence of Roman settlements in the surrounding area, with pottery and other artefacts often turning up in fields and gardens, the most famous of which, the Finstock Coin, is on display in the Ashmolean Museum. North Leigh Roman villa, with its beautifully preserved mosaic floor, is also close by in a neighbouring village. Green-fingered residents have the convenience of a garden centre just outside the village boundary, with onsite cafe and play barn for families with young children.

Food shopping is easy too. In addition to some fantastic independent shops in the nearby towns and villages, Ocado and all major supermarkets will deliver plus Waitrose, Sainsbury and M&S are just a few miles away in both Witney and Chipping Norton, where there are regular farmers markets too. Daylesford and the Burford Garden Company are popular for a spot of lunch or retail therapy with friends, and Soho Farmhouse is less than 10 miles away (and even closer is the recently completed Estelle Manor).

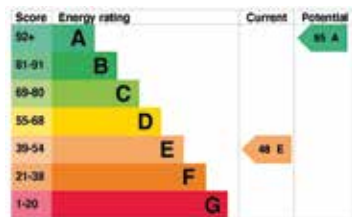
Finstock is a village where you can enjoy all of the peace, beauty and fresh air of the Cotswolds, and be part of an active village community should you wish but still head in to the hustle and bustle of London and Oxford with ease.







Council Tax Band: E
Tenure: Freehold



GROSS INTERNAL AREA
 BELOW GROUND: 183 sq. ft, 17 m2, GROUND FLOOR : 949 sq. ft, 88 m2, FIRST FLOOR : 683 sq. ft, 63 m2
 EXCLUDED AREAS: STORAGE: 44 sq. ft, 4 m2
 TOTAL: 1815 sq. ft, 168 m2
 Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29.09.2023







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



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