

# Mill Road, Oxford



2 Bedrooms



1 Bathroom



1 Reception

£430,000





# Description

A charming two-bedroom cottage nestled in the picturesque Wolvercote Village, just a stone's throw away from Oxford.

With its historic charm, this property offers a quintessential English village lifestyle. Situated in the heart of Wolvercote, residents can enjoy the convenience of local amenities including a village shop and the renowned White Hart pub, while the iconic "The Trout Inn" is just a short stroll away, perfect for riverside dining and leisurely drinks.

Embracing its period roots, this cottage exudes character, with original features retained throughout. As you step inside, you're greeted by the warmth of a feature fireplace in the inviting sitting room, complemented by shutters adorning some of the windows, adding to the cottage's rustic charm.

The ground floor seamlessly flows into an open-plan kitchen dining area, providing a perfect space for entertaining or quiet family meals. A historic staircase leads to the first floor, where two generously sized double bedrooms await, each boasting their own unique feature fireplaces, adding a touch of character to the living spaces.

Completing the accommodation, a rear lobby leads to a well-appointed bathroom, offering convenience and functionality for everyday living.



Outside, the property offers ample parking to the front, ensuring convenience for residents and visitors alike. The well-proportioned rear garden enjoys a southerly aspect, providing a peaceful retreat for outdoor relaxation or al fresco dining. With Port Meadow on its doorstep, residents can easily access Oxford City, whether for work, leisure, or exploration of the city's rich history and cultural attractions.

- Picturesque Village Setting
- Convenient Local Amenities
- Historic Character
- Feature Fireplace
- Open-Plan Kitchen
- Two Spacious Bedrooms

Room photos have been virtually staged for illustrative purposes.





## *Additional Information*

### **EPC**

The current EPC rating for this property is D. Please contact us if you require a copy of the full EPC.

### **Council Tax**

The Property is in council tax band D.

### **Viewings**

Viewings on this property are strictly through Alistair Redhouse Property Partners.

### **Handling Agent**

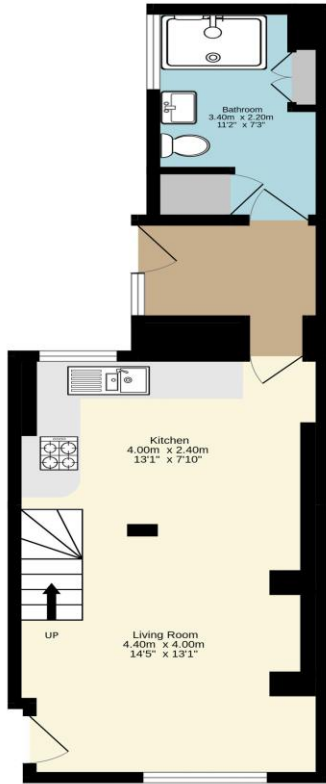
Alistair Redhouse is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Alistair directly on the details on the next page and he will be happy to help.

### **Opening Hours**

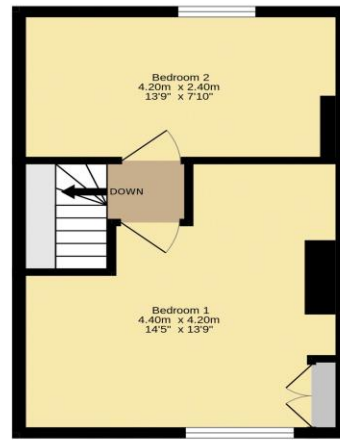
The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.

# Floorplan

Ground Floor  
37.2 sq.m. (401 sq.ft.) approx.



1st Floor  
27.9 sq.m. (300 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA : 65.1 sq.m. (701 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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