

WATERSIDE COTTAGE

WITNEY HILL, CRAWLEY OX29 9TQ

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Waterside Cottage is the epitome of a 'chocolate box' cottage in the heart of the quaint village of Crawley. A stone path crosses the pretty brook through the gates into this delightful home which is beautifully presented throughout. An abundance of characterful features run throughout this Grade II Listed cottage and include exposed stone, beams, stone tiled floor, quarry tiling, fireplace with stove, and ledge and brace doors with ornate latches. A dual aspect sitting room is set around a fireplace with stove, the Aga kitchen/breakfast room is a real delight and the more formal dining room has an ornate cast iron fireplace. A turned staircase leads two double bedrooms and bathroom with stand-alone bath. A further turned staircase leads to the second floor bedroom.

Attractive stone walling encloses the westerly facing lawn which is bound by a host of flowers and the paved seating area is just the place to enjoy some alfresco entertaining.

GUIDE PRICE

£615,000

 **3**

 **2**

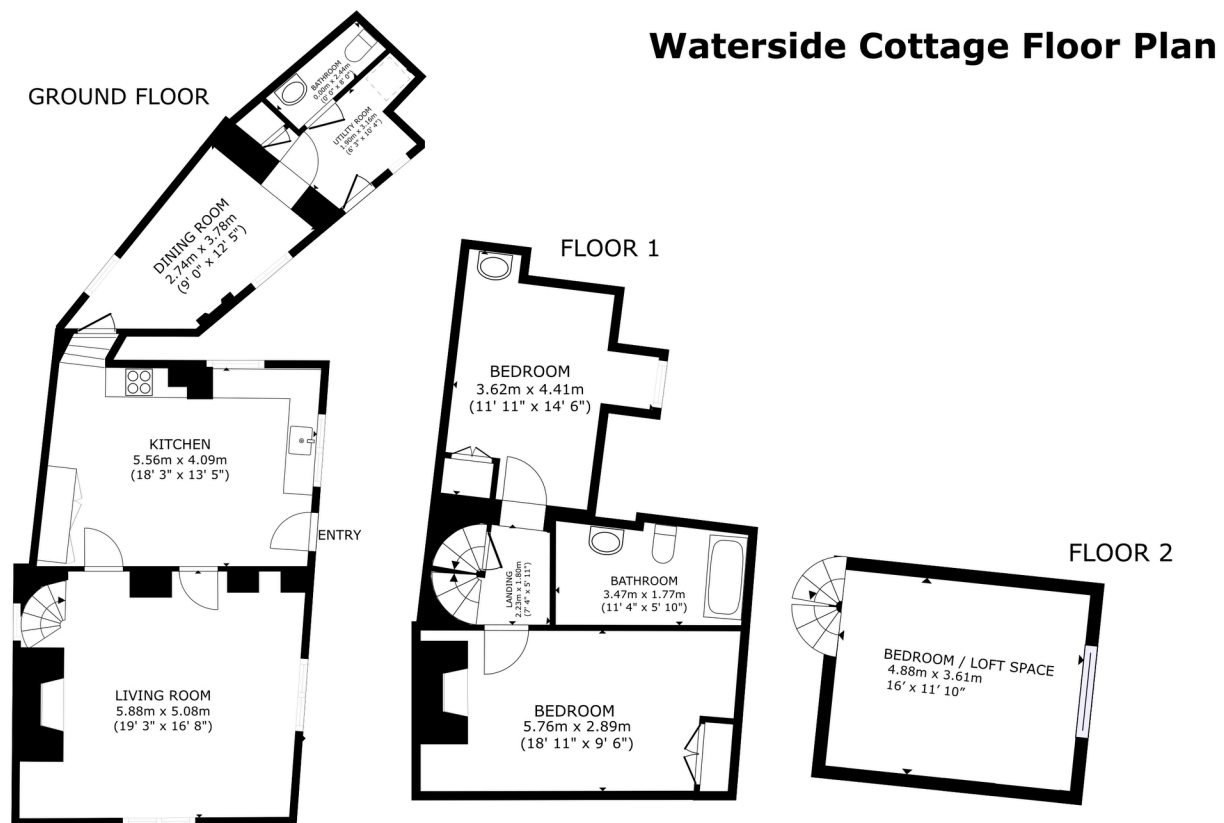
 **1**



Enclosed







GROSS INTERNAL AREA
 FLOOR 1 71.6 m² (771 sq.ft.) FLOOR 2 39.7 m² (427 sq.ft.)
 TOTAL : 111.3 m² (1,198 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band D - £2,367.84

Parking:
 On-street parking

Local Authority:
 West Oxfordshire District Council



LOCATION COMMENT

Crawley is a pretty hamlet sitting on the River Windrush, the bridge over the river dates back to the 15th Century. This pretty village is surrounded by beautiful countryside walks with The Lamb Inn at the heart of the village with its warm welcome and excellent food. The Lamb Inn. The market town of Witney lies two miles to the north-west.

Witney is a delightful market town historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including a multi-screen cinema, and a fine choice of pub/restaurants. The A40 provides a road link to Oxford and a main line London station at nearby Long Hanborough about five miles away.



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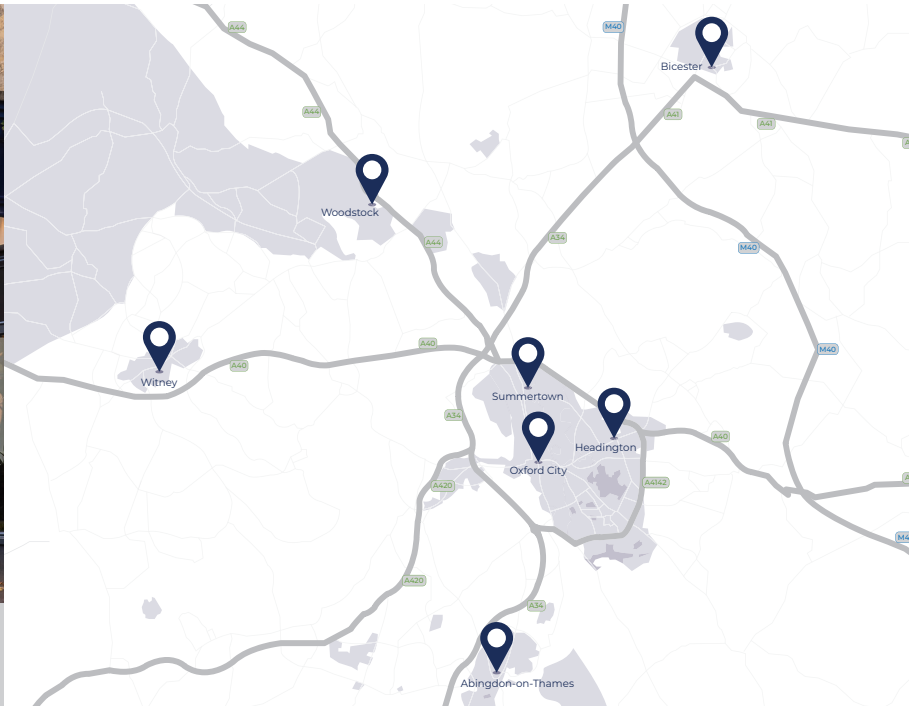
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