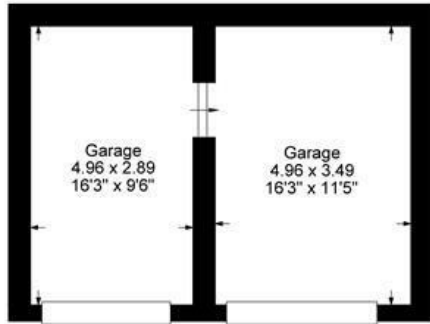




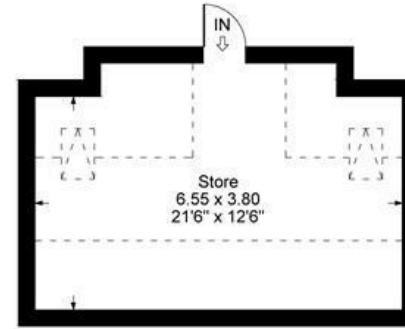
**FAIRFAX**  
— & Co —  
ESTATE AGENTS

High Street, Finstock, Chipping Norton

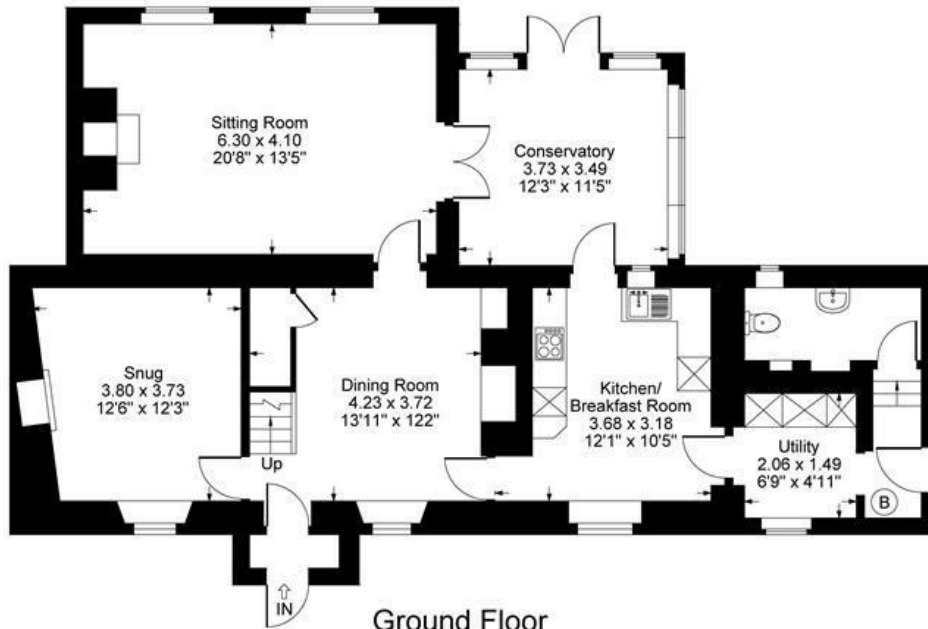




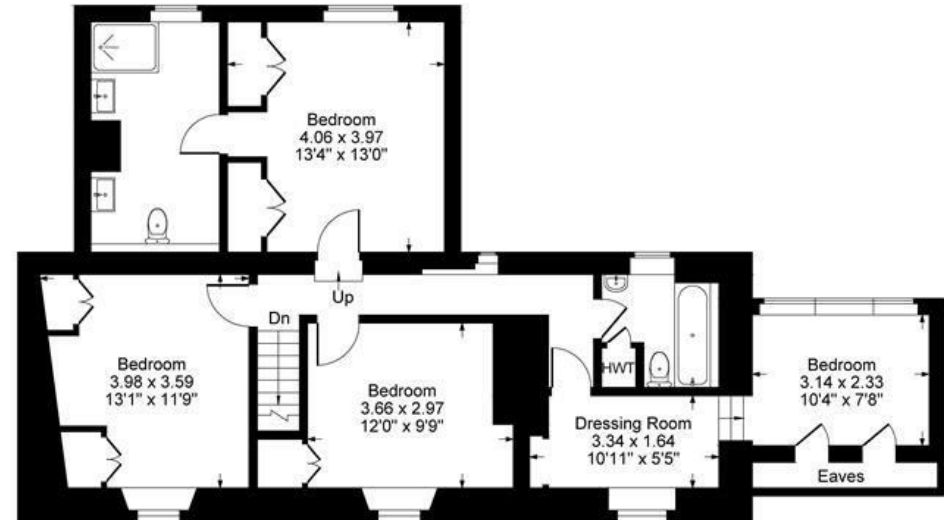
Garage Ground Floor



Garage First Floor



Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 106.71 sq m / 1149 sq ft  
 First Floor = 82.15 sq m / 884 sq ft  
 Garage Ground Floor = 33.62 sq m / 362 sq ft  
 Garage First Floor = 27.37 sq m / 295 sq ft  
 Total Area = 249.85 sq m / 2690 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## **The Property**

The Croft is a quintessential Cotswold Stone Cottage that has been thoughtfully extended to create generous and adaptable living spaces. Entering through the front door, you'll immediately sense the property's traditional charm, highlighted by exposed beams, a log-burning stove, and a beautiful African slate floor extending through the dining area, kitchen, and utility room.

The ground floor accommodation includes a well-appointed kitchen with a double oven, gas hob, built-in fridge, and solid wood cabinets. The adjoining garden room offers lovely views of the garden and beyond. The spacious living room, complete with a log-burning fireplace and stone surround, is a perfect space for relaxation. The dining room features another log-burning stove, exposed beams, and a staircase leading to the first floor. A cosy snug with a log-burning stove and views of the front garden, would also make a perfect space for a study. Additionally, there is a utility room with plumbing for washing machine and dishwasher and space for further utilities and a WC.

Upstairs, the principal bedroom features built-in wardrobes, a large ensuite shower room, and spectacular views over the rear garden and countryside. There are three additional bedrooms, with one offering a versatile space to serve as an office or dressing room. A spacious family bathroom completes this floor.

## **Outside**

The property includes two garages with space for two vehicles, both equipped with power and lighting and room above, perfect for storage or a teenager's den. Stone steps lead up through the beautiful front garden, which features mature borders, wisteria, and a large beech tree framing a manicured lawn. A magnolia tree grows close to the house adding to the cottage's charm. The rear garden is a marvellous space with views of open countryside and exceptional privacy. From the garden room is a patio area perfect for al fresco dining and entertaining with steps up to a lawned area with additional patio area which is home to the BBQ. A large lawn offers ample space with a fantastic Oak tree and conference pear tree offering useful shade with the addition of a shed and greenhouse tucked away in the corner. There are further steps down to a small walled courtyard that gives access to both the front and side of the property.

## **Situation**

Finstock is a lovely Cotswold village, ideally placed in the heart of the Cotswolds, between Burford (9 miles) and Chipping Norton (9 miles). It has a highly regarded Primary School, a popular village pub (The Plough) and great countryside walks and bridleways all on your doorstep. The Market Town of Witney with supermarkets, shops, restaurants and cafés, is just 5 miles away. Charlbury Station (London Paddington 70 mins) is just 4 miles, Burford 9 miles, Woodstock 9 miles, Chipping Norton 9 miles, Estelle Manor 4 miles, Soho Farmhouse 11 miles, Daylesford Organic Farm Shop 12 miles, Oxford Parkway (London Marylebone 60 mins) 14 miles.

















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