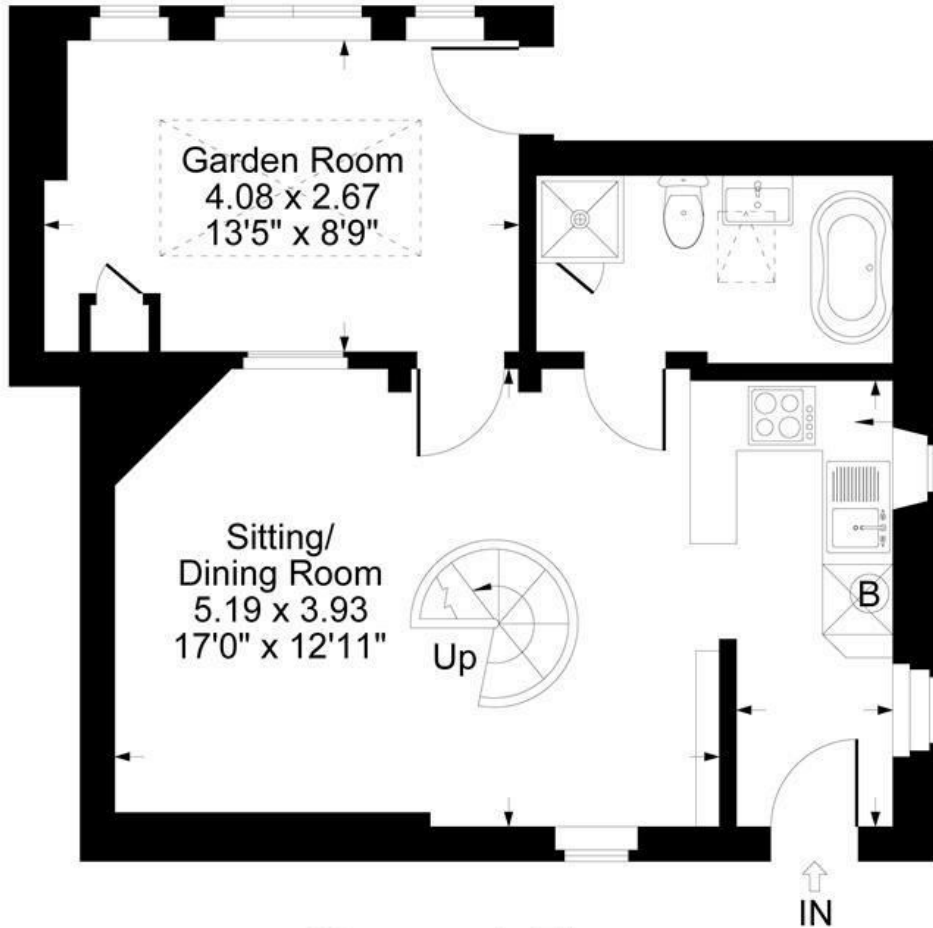




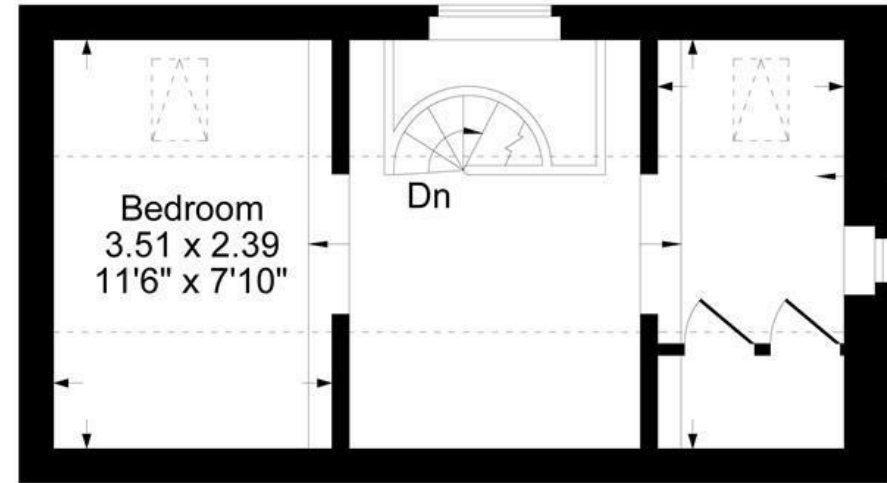
FAIRFAX
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ESTATE AGENTS

High Street, Ramsden, Chipping Norton



Ground Floor

Kitchen
3.83 x 1.34
12'7" x 4'5"



First Floor

Study
3.51 x 1.60
11'6" x 5'3"

Approximate Gross Internal Area
Ground Floor = 42.99 sq m / 463 sq ft
First Floor = 23.83 sq m / 257 sq ft
Total Area = 66.82 sq m / 720 sq ft

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

The Property

Step into the charm and character of The Old Farriers, a truly unique property in the heart of Ramsden. This delightful home combines period features with modern comforts, creating a warm and inviting space.

You are welcomed by a charming entrance hall, complete with a built-in wine rack and convenient hanging space. The compact, yet practical kitchen is fitted with a Neff oven and a good amount of storage space. Beautiful exposed wooden beams and pillars, add to the home's rustic appeal. The kitchen opens into the spacious living room, where there is a exposed Cotswold stone wall and double-aspect windows which flood the room with natural light. There is a log-burning stove, perfect for those winter evenings and a central spiral staircase adds an element of elegance, leading you up to the mezzanine floor.

Off the living room, you'll find the garden room, a wonderful addition, featuring a lantern roof, large windows, underfloor heating, and direct access to the garden. This bright and airy room is a versatile space perfect for relaxation or entertaining.

The ground floor bathroom boasts a single-ended roll-top bath with an overhead shower and a large storage cupboard for added convenience.

The beautiful spiral staircase takes you to the mezzanine level. Here, the charm continues with exposed stonework, rustic beams, and expertly crafted wooden bannisters. There is a bedroom along with a versatile space, currently used as a study area but equally suitable as a dressing area.

Outside, stone steps lead to a private garden, complete with a lawn, water feature, and a garden shed. The garden is secluded and serene, perfect for enjoying the outdoors in complete privacy. A side gate provides access to the log and bin store.

The Old Farriers is double-glazed throughout, connected to mains services, and offers a blend of historical character with modern living, making it a truly special place to call home.

Situation

Ramsden is a popular village in West Oxfordshire, located just five miles from Witney, and four miles from Charlbury. The village has an active community centered around The Royal Oak pub and hosts annual events such as a summer fete and Christmas market.

Witney offers weekly and monthly markets, two large supermarkets, and various independent shops. Oxford, Woodstock, Chipping Norton and Charlbury all nearby, provide additional amenities and cultural attractions. Estelle Manor Country Club is three miles away, and Daylesford is 13 miles away.





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