



10 The Jetty  
Mollington | Oxfordshire | OX17 1BD



# 10 THE JETTY

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A 17th Century Grade II Listed thatched cottage which is full of charm and character throughout and comprises breakfast kitchen, three superb reception rooms, three / four bedrooms, annexe potential, beautiful gardens of around  $\frac{1}{3}$  acre, parking for two cars and a garage.



### Accommodation summary

A 17th Century Grade II listed thatched cottage which sits on a plot of around a third of an acre and provides flexible accommodation throughout.

There is a wealth of charm and character features throughout and also potential for an annexe.

Upon entering, the breakfast kitchen has Italian slate flooring, a Belfast sink unit, space for a table to seat four guests, windows to three elevations and a door to the rear.

The dining room is simply stunning and has a large inglenook fireplace, tiled flooring, space for a table to seat eight guests, windows to the front and rear, a door to the rear and stairs which rise to the first floor.

The sitting room has feature stone works, exposed beams, inglenook fireplace and windows to the front and rear.

From the sitting room, steps lead to the snug which also has an inglenook fireplace, a window to the front and rear, and a door to the rear.

Given that this room has its own access, there is great potential to create an annexe as stairs lead to a bedroom and bathroom above.

From the main staircase and to the first floor, the landing is a good open space which was once a bedroom with an internal window.

It now offers a good office space and has built in wardrobe cupboards.

The feature bedroom really has the wow factor.

With a high vaulted ceiling, this room is split into two levels.

The lower level is the ideal space as the feature bedroom whilst steps lead to a further room above which, subject to the relevant permissions could be converted into an outstanding dressing room and en-suite.

There is a further bedroom which has windows to the side and rear, with more exposed beams on display.

Completing the first floor is the family bathroom which has a free standing claw footed bath.

Outside, the gardens are also full of character, with mature trees, lovely areas to sit and enjoy alfresco dining, and areas for children to explore.

This home also benefits from a garage and parking for two cars.

A very unique dwelling which must be viewed.









# Seller Insight

“ This enchanting, historic, spacious thatched cottage is set on the borders of Oxfordshire, Warwickshire and Northamptonshire and is surrounded by a stunning palette of beautiful countryside. Built in local Horton Stone, it has been the much treasured family home for its present owner, Peter, since 1977.

“My wife and I just loved the location of the cottage in the heart of this delightful, peaceful, village. Constructed in the 1600s, we were fascinated with its history and although requiring some love and attention, we knew it would be our future home. It was indeed a challenge but, with lots of love, care and attention to detail, we set about restoring the house to its former glory, whilst adding essential modern comforts and luxuries. We devoted much time to the historic oak beams and timbers and peeled off years of paint and stains for them to become such a special feature in the house. We were thrilled to discover the age of some of them, one dating back to medieval times. In addition, we were also able to buy two attached properties and for them to become an integral part of our home, but which still retain their individuality and add to the flexible usage of the house. “

“This is such a welcoming, naturally friendly, home and so brilliant for entertaining. The dining room provides such a magical setting, especially when a fire is lit in the inglenook, and candles are aglow. So many gatherings have taken place over years both inside, or spreading out into the spacious garden. The garden has been a place of joy, it has become very well established with lots of areas for casual dining, or sitting under trees relaxing and maybe, on sunny days, enjoying a cool glass of wine.”

“Although tucked away, the village does have a strong sense of community. The local pub is a popular meeting place, whilst our village hall hosts numerous activities for all to enjoy. Convenience stores are located in the next village, but Banbury is very close. The main line station is also at Banbury which provides an efficient service into the capital, whilst the road network is excellent.”

“Sadly, my wife has died, and the house has now outgrown my needs. I have adored living here and have so many happy memories to take away, but it is time for another family to experience the joys of living in such a special house in an equally special location.”\*

\* 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.

























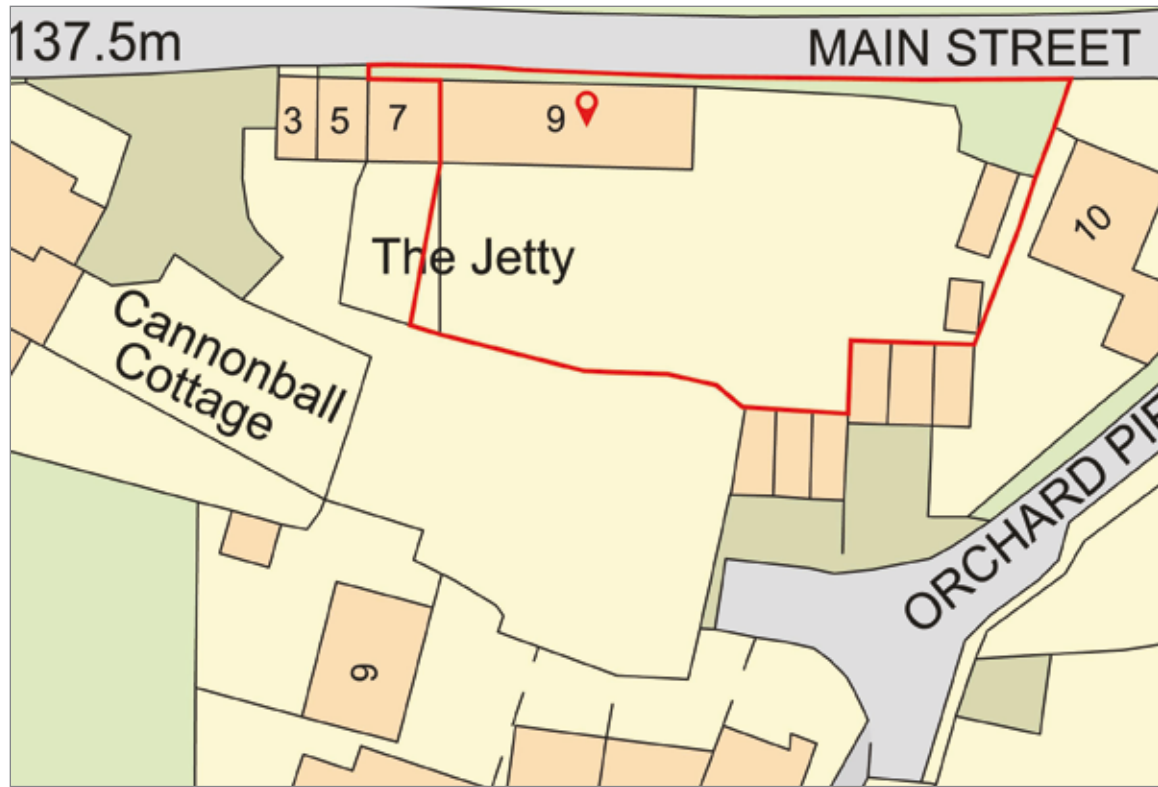


## LOCATION

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Mollington is situated around two miles North of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





**Services**

Oil fired central heating  
Mains drainage

**Tenure**

Freehold

**Local Authority**

Cherwell district council  
Council Tax Band D

**Viewing Arrangements**

Strictly via the vendors sole agents Fine & Country on 01295 239666  
Website For more information visit [www.fineandcountry.com/uk/banbury](http://www.fineandcountry.com/uk/banbury)

**Website**

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**Opening Hours**

Monday to Friday	8.00am – 8.00pm
Saturday	9.00am - 5pm
Sunday	10am – 4pm

*Guide price* £750,000





GROSS INTERNAL AREA: 2714 sq ft, 252 m2

ADDITIONAL AREAS TOTAL: 211 sq ft, 19 m2

**OVERALL TOTALS: 2925 sq ft, 271 m2**



EPC Exempt





TERRY ROBINSON  
PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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