



Sansoms Cottage  
Wootton | Woodstock | Oxfordshire | OX20 1ER



# STEP INSIDE

## Sansoms Cottage

Nestled in the idyllic Oxfordshire countryside, just moments from the historic market town of Woodstock, Sansoms Cottage & Barn offers a unique lifestyle, blending timeless charm with contemporary luxury. This exclusive, gated property comprises two distinct residences, thoughtfully designed to cater to both relaxation and modern living.

### The Cottage

The main cottage is warm and inviting, with a cosy living room complete with a feature fireplace—perfect for unwinding on chilly evenings. A charming dining room, also featuring a fireplace, leads into a beautifully designed farmhouse-style kitchen, combining classic elements with modern functionality.

The ground floor also includes a sleek, well-appointed shower room.

Upstairs, you'll find two elegant double bedrooms and a luxurious bathroom with a freestanding bath, complemented by a separate WC and washbasin.

The entire cottage exudes charm and comfort, seamlessly blending contemporary touches with the ambiance of a traditional countryside retreat.

### The Annexe

Adjacent to the cottage, Sansoms Barn includes a fully equipped loft, featuring a kitchen, living area, and en-suite bedroom. Currently operating as a successful holiday rental, this private space offers guests a secluded patio with unobstructed views of the surrounding fields. It's ideal for hosting family, friends, or generating rental income.

The ground floor of the barn consists of a large garage, a WC & Utility Room, a workshop and potting sheds.

### Home Office/Studio

Perfect for those who work from home, the property includes a spacious detached home office/studio.

### Outdoor Spaces

Set within expansive, landscaped gardens, the property invites you to explore and unwind in complete privacy. With panoramic views protected from future development, you can enjoy the beauty of the countryside without interruption. Ample driveway parking ensures convenience for both family and guests.







## SELLER INSIGHT

“ Step into the timeless charm and serene allure of Sansoms Cottage and Loft, a heritage estate nestled in the rolling countryside near Woodstock, Oxfordshire. Owned by Tim and Heather for the past nine years, this enchanting residence offers both an idyllic family home and a potential luxury retreat, blending the rich history of a 300-year-old cottage with modernized, stylish comforts and versatile spaces for entertaining, relaxation, and more.

Set back from a quiet lane, Sansoms Cottage enjoys remarkable privacy and a sense of serenity, shielded by mature buffer hedging. As you enter the property, a world of historic elegance and sophisticated country living unfolds. The main cottage, crafted with high ceilings and thoughtful design, presents a welcoming flow of spacious rooms adorned with rustic, original details. Heather, an interior designer, has infused each corner with the warmth of Soho Farmhouse style, combining layered lighting, natural textures, and vintage fixtures to create a charming yet luxurious ambiance. Exposed Blenheim brick walls, original fireplaces, and Victorian panels transport you to an era long past, while recent renovations ensure modern-day comfort and functionality.

At the heart of the home lies a custom-designed kitchen and intimate lounge, both perfect for family gatherings and cosy nights in. An adjoining patio, with ample seating and a firepit, provides an inviting space for year-round outdoor dining and entertaining. “The cottage garden, loft patio, and wild garden feel like separate little havens to wander through,” Heather notes, with solar-powered vintage lights casting a magical glow over the property each evening.

A highlight of Sansoms Cottage is its Loft—a stunning, vaulted space with expansive views over the untouched fields. This area is more than just a guest suite; it is a retreat unto itself, offering visitors privacy with separate access, a kitchenette, and a blend of elegance and comfort. It is easy to see why Tim and Heather’s guests have felt at home here; the Loft’s panoramic windows frame breathtaking sunsets and ancient landscapes, including a field containing remnants of a Roman town and the storied Drovers Pathway leading to Woodstock.

Designed for versatility, Sansoms Cottage includes a large, separate office that also functions as a yoga studio and music room—a nod to the cottage’s colourful past, as it once housed a saddlery business. Outdoor gatherings find a special ambiance with ample space for hospitality tents and an old shack repurposed as a rustic bar. Significant birthdays, Christmas parties, and firelit evenings have transformed the home into a gathering place for friends and family, filling the property with countless cherished memories.

The property’s location is as convenient as it is picturesque. Just minutes from the vibrant community of Woodstock and a short drive from Oxford, the area offers excellent schools, commuter access, and an array of leisure amenities, from riding stables and dog-friendly walking trails, to the exclusive Soho Farmhouse.

As they prepare to pass the keys to new owners, Tim and Heather reflect on what they will miss most: “Walking the dogs up the hill from the gates, being surrounded by countryside, looking at the sunset... Sansoms is a unique place, steeped in history with endless charm. We’ve truly loved every moment here.” For the next fortunate owner, Sansoms Cottage is ready to offer a lifestyle of beauty, relaxation, and boundless opportunity.”\*

\* 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.

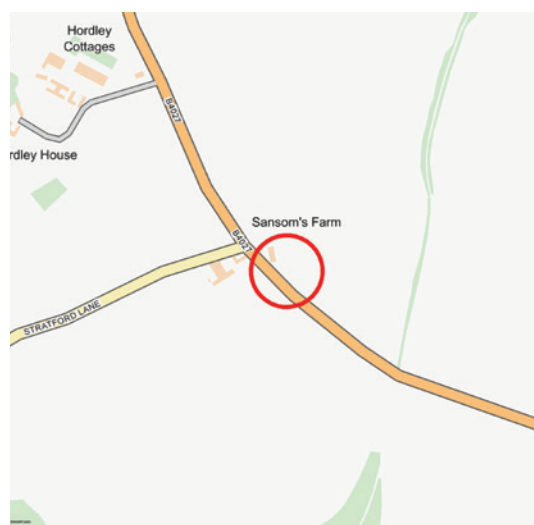
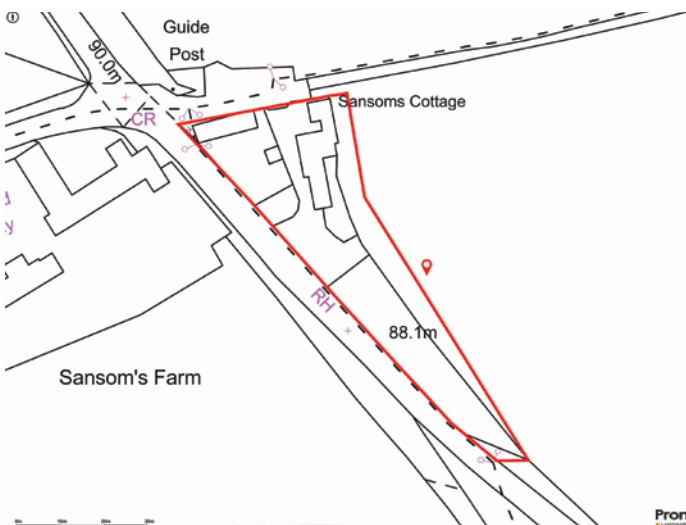












# LOCATION

Wootton is a charming and sought-after village in Oxfordshire, set in beautiful countryside and nestled along the River Glyme. Just two miles north of the historic market town of Woodstock and around 10 miles from Oxford, Wootton offers a peaceful rural lifestyle with the convenience of excellent connections to nearby towns and cities.

Wootton boasts a close-knit, vibrant community, with a village shop that includes Post Office services, an impressive church, and a well-regarded local pub, The Killingworth Castle, known for its fine dining and warm atmosphere. Nearby Woodstock offers a wider range of amenities, including boutique shops, cafes, and restaurants. The renowned Blenheim Palace, a UNESCO World Heritage site, is also just a few minutes away, offering beautiful gardens, walking trails, and events throughout the year.

Families in Wootton have access to a variety of high-quality educational options. Woodstock CoE Primary School is approximately 2 miles away and there are also primary schools in the neighbouring villages of Tackley, Stonesfield and Kirtlington. For secondary education, The Marlborough School in Woodstock is a popular choice and has an excellent reputation. Additionally, Oxford, with its many private school options, is within easy reach, including the prestigious Dragon School, Magdalen College School, and St. Edward's.

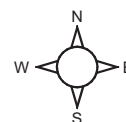
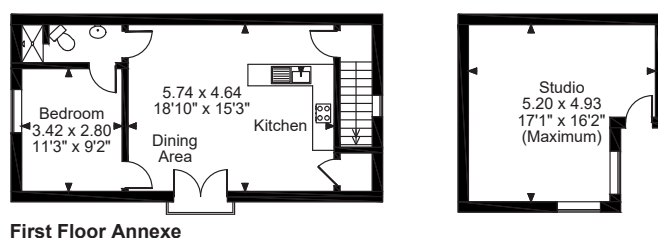
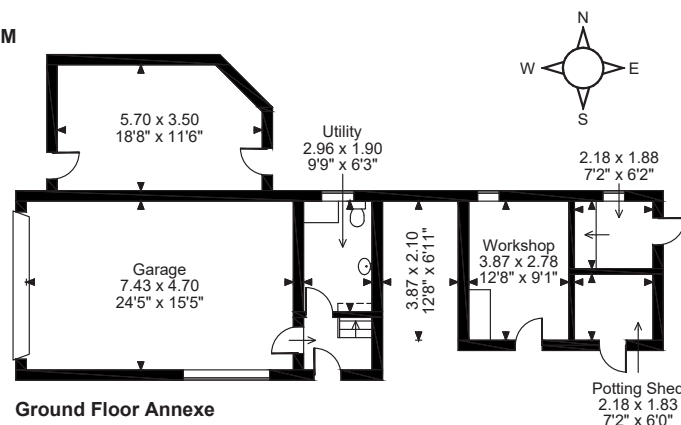
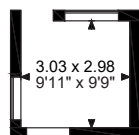
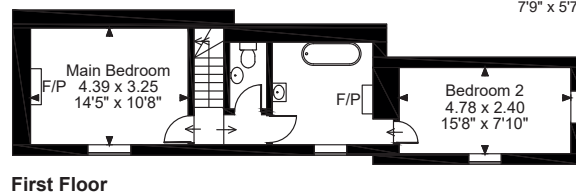
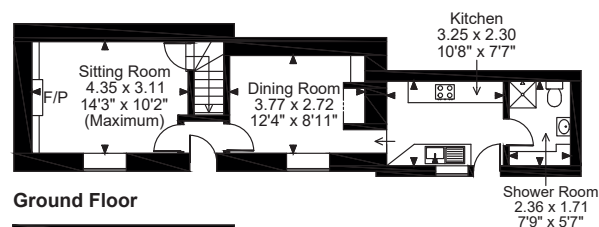
Wootton is well-connected by road, with easy access to the A44, providing routes into Oxford, the Cotswolds, and the M40 motorway for journeys to London and Birmingham. For rail connections, Long Hanborough Station is a 10-minute drive away, offering direct services to Oxford and London Paddington, while Oxford Parkway station is a 15-minute drive away for trains into London Marylebone in under an hour. There is also a station at Tackley for trains between Oxford-Banbury and north to the Midlands. The area is also well-served by local bus routes, connecting Wootton to Woodstock, Oxford, and other nearby villages.

Sansoms Cottage is surrounded by idyllic countryside, with numerous footpaths, cycling trails, and scenic walks accessible from the doorstep, including routes through the Glyme Valley and the grounds of Blenheim Palace. The nearby Soho Farmhouse provides a luxurious members' club with spa facilities, dining options, and leisure activities. For those who enjoy outdoor activities, golf courses, riding schools, and river walks are all within easy reach.

# INFORMATION

## Sansoms Cottage

**Sansoms Cottage, Wootton, Woodstock**  
**Approximate Gross Internal Area**  
**Main House = 875 Sq Ft/81 Sq M**  
**Garage = 376 Sq Ft/35 Sq M**  
**Outbuilding = 860 Sq Ft/80 Sq M**  
**Annexe = 581 Sq Ft/54 Sq M**  
**Total = 2692 Sq Ft/250 Sq M**



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

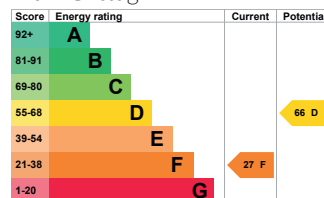
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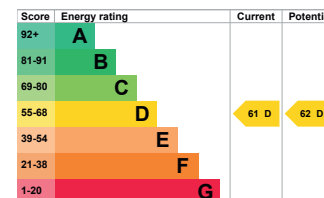
**PRS** Property Redress Scheme



### Main Cottage



### Annexe



### Investment Potential

With existing planning permission for an additional holiday flat and space for a third, as well as previously approved plans for a cottage extension, this property offers incredible potential for future development.

### Services, Utilities & Property Information

Utilities – Mains water, drainage, electricity and gas.

Mobile Phone Coverage:

4G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Tenure – Freehold

Directions - Postcode: OX20 1ER / what3words: aspect.dine.reception

Local Authority: West Oxfordshire

Council Tax Band: D

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244.

### Website

For more information visit [www.fineandcountry.co.uk/oxford-estate-agents](http://www.fineandcountry.co.uk/oxford-estate-agents)

### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm  
 Saturday 9.00 am - 4.30 pm  
 Sunday By appointment only

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed 21.11.2024





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