





A charming stone-built semi-detached cottage with an abundance of character features arranged over three floors with a fabulous kitchen/dining room, and four bedrooms, in the heart of the Oxfordshire village of Wendlebury.

Approached over a gravel driveway this delightful cottage has parking to the front for one vehicle.

The kitchen/dining room feels light and spacious, with a pretty bay window to the front.

Fitted with a number of floor and eye-level units, and integrated appliances complemented by granite worksurfaces and wooden flooring along with a breakfast bar for casual dining, the kitchen makes for easy everyday living.

The dining area has plenty of space for a table and chairs, so formal dining and entertaining with friends and family is also a breeze.

The living room boasts exposed beams, and stonework, along with a fabulous feature fireplace, making for a lovely cosy room to enjoy on long winter evenings.

A useful utility room with storage can be accessed via the kitchen, and has a door to the courtyard garden at the rear of the property. A W.C completes the ground floor accommodation.

The first floor has three bedrooms with attractive period features, and a family bathroom. Two of the bedrooms are doubles, the third is a

single bedroom.

Stairs lead to the second floor, which has another double bedroom with plenty of storage.

Outside the garden is to the front of the property, mainly laid to lawn it also has mature trees and shrubs.

The courtyard garden to the rear of the property has a storage shed.

If you are looking for a cottage bursting with character, and you appreciate quirky and period features you will be very taken with Willow Cottage.

The popular village of Wendlebury is approximately 2 miles from Bicester.

There is a village hall where there are regular events for people of all ages, a village pub "The Lion" which has been fully renovated and a 13th Century church.

For those that enjoy walking, there are various footpaths where you can explore the surrounding countryside.

For commuting, nearby Bicester has two stations.

Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village train station offers service to Oxford Parkway, Oxford, and London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes walk from the town centre









Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Dining/Family Room, Utility Room, Living Room, W.C

First Floor - Two Double Bedrooms, Single Bedroom, Family Bathroom.

Second Floor - Double Bedroom.

Outside - Rear Courtyard Garden, Front Garden Laid To Lawn, Parking For One Car To The Front.

\* Please Note The Garage Is Not Part Of This Property \*

Freehold Property

Stone-Built Under Tiled Roof

Local Authority - Cherwell District Council

Council Tax Band - F

Services:

Mains Electric - e-on next

Mains Water - Thames Water

Mains Drainage - Thames Water

Oil Fired Central Heating

Broadband - Sky - Please Check Ofcom

Mobile Phone Coverage - Please Check With Ofcom

The Property is Grade II Listed

Please Note There Is A Right Of Access Across The Rear Of The Property ( Please Ask Agent For More Details )







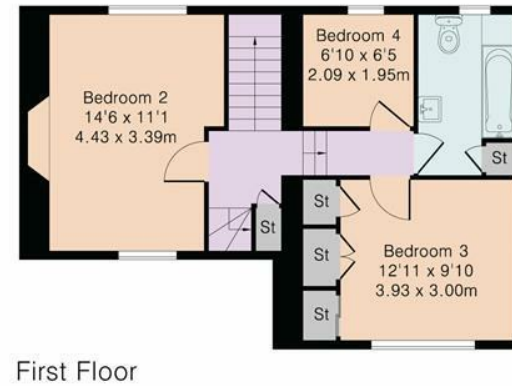
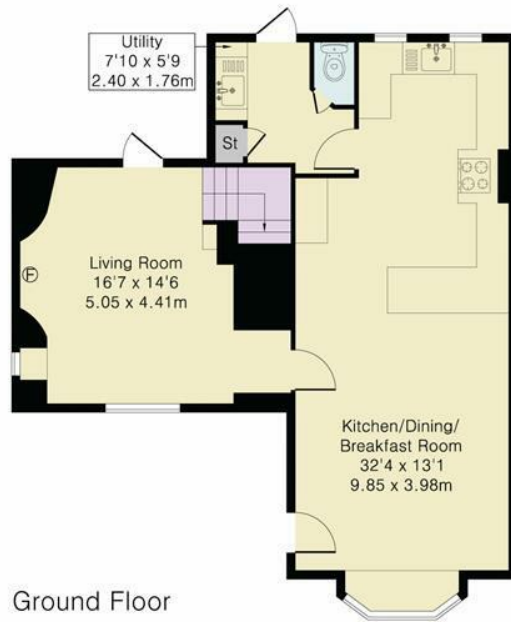


# **Approximate Gross Internal Area 1476 sq ft - 138 sq m**

Ground Floor Area 718 sq ft – 67 sq m

First Floor Area 504 sq ft – 47 sq m

Second Floor Area 254 sq ft – 24 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





