



WEST COTTAGE, PARK CORNER, NETTLEBED

WEST COTTAGE



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A charming brick and flint period cottage in a quiet location overlooking fields

Originally part of neighbouring Darkwood Farm, this semi-detached country cottage has been owned by the same family for decades. It features exposed beams, a woodburning stove, a refitted farmhouse-style kitchen/breakfast room, and a smart new upstairs bathroom.



THE PROPERTY

The front stable door opens into a spacious boot room, ideal for dogs and wellies. The recently refitted kitchen/breakfast room has polished worktops, integrated oven, microwave and dishwasher, with a stable door to the terrace and garden. A utility room has plumbing for laundry and there is a cloakroom. The cosy sitting room has a woodburning stove, exposed brick wall, and garden views. Upstairs are two generous bedrooms with country views, a third bedroom/study overlooking the garden, and a stylish bathroom.

The gravel driveway leads to a double garage with permission to replace with a timber car port and garage. The private fenced garden includes a sun terrace, mature borders, two wildlife ponds, greenhouse, hen house, and extends to just under a quarter of an acre.





WEST COTTAGE



PROPERTY INFORMATION

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority

South Oxfordshire District Council

Council Tax

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EPC

E

Postcode

RG9 6DR

What3Words

///newsreel.shade.afterglow

Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.

Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.

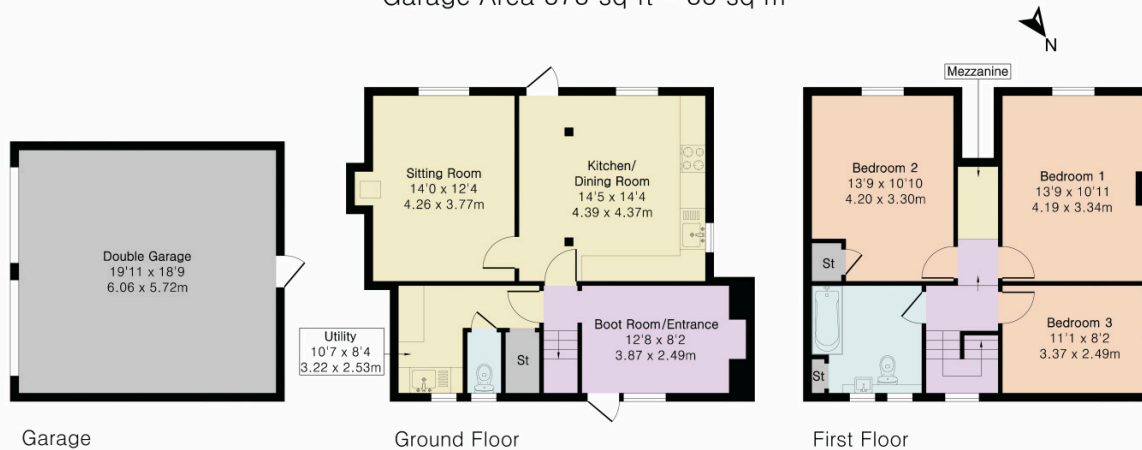


**Approximate Gross Internal Area 1172 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 569 sq ft – 53 sq m

Garage Area 373 sq ft – 35 sq m





01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk
