



Agatha Cottage, 1 Oxford Square, Watchfield, SN6 8TB

**Asking Price: £765,000**

**richard james**

Village & Country Homes





## Agatha Cottage

FREEHOLD

Council Tax Band - F | EPC Rating - TBC

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Charming Cotswold stone cottage tucked away on a quiet lane in Watchfield. Beautiful interiors with bespoke cabinetry, spacious layout, large private garden, and gravel driveway. No onward chain – a rare opportunity to secure this stunning home in a peaceful setting.

Tucked away down a quiet country lane in the heart of Watchfield, this exquisite Cotswold stone detached cottage offers a rare blend of charm, privacy, and modern elegance. From the moment you step into the welcoming entrance hall—once a garage and now a stylish introduction to the home—you'll be captivated by the quality and warmth this property exudes.

Boasting a beautifully appointed interior, the home features bespoke cabinetry throughout, adding character and practicality in equal measure. The spacious kitchen/dining room is the true heart of the home, ideal for entertaining or enjoying family meals, while the elegant reception and family rooms offer plenty of space to relax in comfort.

Upstairs, four generously sized bedrooms provide peaceful retreats, with the principal bedroom benefiting from a dedicated dressing area and en-suite bathroom. The stylish finishes and clever layout ensure every corner of the home feels both luxurious and inviting.

Externally, the property continues to impress. A gravelled driveway offers ample parking, and gated side access on both sides leads to a stunning, large rear garden. Enclosed by mature hedging and trees, the garden is wonderfully private and features a patio area perfect for al fresco dining and summer gatherings. The front outlook is equally appealing, with delightful views that enhance the tranquil, countryside setting.

With its blend of Cotswold charm, modern comforts, and enviable location, this is a truly special home!













Watchfield is a picturesque village on the Oxfordshire-Wiltshire border, offering a perfect blend of rural charm and modern convenience. With a strong community feel, local amenities and countryside walks, it's an ideal spot for peaceful yet connected living. Situated just off the A420, it provides direct routes to Swindon, Oxford, and the M4. Swindon's mainline station is around 20 minutes away, offering regular high-speed rail services to London Paddington in under an hour. The nearby towns of Faringdon and Shrivenham add convenience with shops, schools, and amenities, while regular bus services connect the village to surrounding areas. Whether by road or rail, Watchfield ensures a smooth and flexible commute.













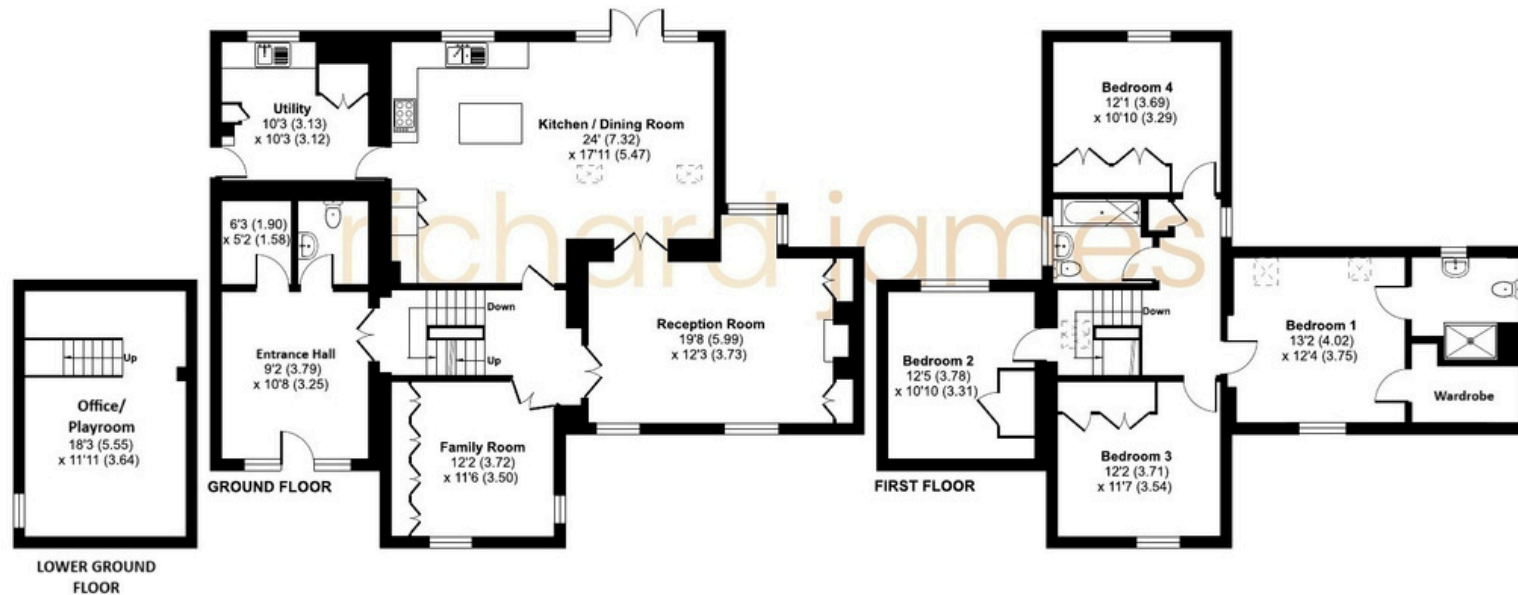




# Floorplan

Approximate Area = 2402 sq ft / 223.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1280382

**01793 765 292**

[highworth@richardjames.uk](mailto:highworth@richardjames.uk)

36 High Street | Highworth | SN6 7AQ

**richard james**

[richardjames.uk](http://richardjames.uk)