



HOLLY COTTAGE,, THE WALK, WOOTTON

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Holly Cottage,, The Walk, Wootton, OX20 1ED

Freehold

- EPC Rating E | Council Tax Band C
- Beautifully appointed throughout
- Three bedrooms (ensuites to both master and second bedrooms)
- Secluded position within the picturesque village of Wootton
- Refurbished and extended three bedroom period cottage
- Large contemporary kitchen/dining room
- Generously proportioned gardens

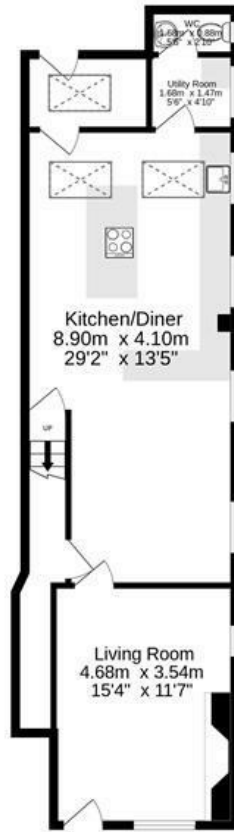
Tucked away down a private drive in the heart of the idyllic village of Wootton, this exquisite three bedroom period cottage has been sensitively refurbished and extended to create a series of bright and versatile living spaces.

Unfolding over 1330 Sq.Ft and defined by its tastefully selected neutral interiors, Holly Cottage draws together period charm with modern day luxury and practicality. Once inside the entrance hallway, an excellent quality of light is immediately apparent. A large and contemporary kitchen with central island blends seamlessly into the dining area to form a naturally sociable flow. There is also a separate sitting room which occupies the rear of the property and a handy utility room and ground floor W.C. The three bedrooms and family bathroom are located over the first and second floors and include an impressive principle suite with vaulted ceiling and en-suite shower room.

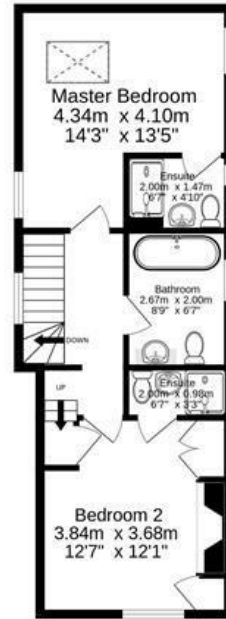
The outside spaces form a wonderful backdrop and are an integral part of the overall experience of the cottage. The property is wonderfully secluded near to the village church and stands well back from the road behind a resplendent south facing garden providing colour and interest all year round. A garden studio also provides valuable space for work or relaxation and there is driveway parking for multiple cars.



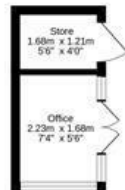
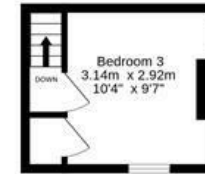
Ground Floor
67.2 sq.m. (723 sq.ft.) approx.



1st Floor
45.4 sq.m. (489 sq.ft.) approx.



2nd Floor
11.3 sq.m. (121 sq.ft.) approx.



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TOTAL FLOOR AREA : 123.9 sq.m. (1333 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wootton

A beautiful example of a traditional English village, with an active and vibrant community. Set around the River Glyme and surrounded by beautiful countryside, it is located just two miles north of Woodstock and is convenient for Oxford and its superb transport links, as well as being just a short drive from Soho Farmhouse. Amenities include a village shop with Post Office facilities, a well-respected primary school, an imposing church and an excellent gastro/village pub, The Killingworth Castle. There are gorgeous country walks through water meadows and across farmland.

Local Authority: West Oxfordshire

Council Tax Band: C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.



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