



LANCOTTA, LANCOTT LANE

BRIGHTHAMPTON OX29 7QJ



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Nestled in the heart of a desirable hamlet this quintessential Grade II, 17th century characterful home is beautifully presented throughout and perfectly combines both historic charm and modern comforts. Period features include exposed beams, flagstone flooring, an oak staircase, an inglenook fireplace with stove, all of which enhance its appeal. The accommodation has been extended and upgraded over the years resulting in a chic, high spec family home.

Beautifully landscaped, the private garden affords a high degree of privacy and is a fine space to relax, and unwind. The lavender garden set behind a Cotswold stone wall to the front is a lovely feature and sets the scene for this absolute gem of a home.



4



3



2



Rear Garden

GUIDE PRICE

£1,250,000





Lancotta, Witney, OX29 7QJ

Approximate Gross Internal Area = 233.46 sq m / 2513 sq ft

Approximate Gross External Area = 274.15 sq m / 2951 sq ft
(Including Garage)

Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax:
Band F - £3,425.22

Parking:
Driveway & Garage

Local Authority:
West Oxfordshire District Council



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LOCATION

The favoured village of Standlake, encompassing Brighthampton, is situated approximately 6 miles south of the market town of Witney with Oxford about 13 miles and Abingdon 10 miles. The village itself has a primary school, a post office/stores, village hall, and the Black Horse pub. There are cricket and tennis clubs with water sports available on the surrounding lakes and numerous other active clubs and societies.



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