QUADRANT
VILLAGE HOMES

# 4 Serles Farm Cottages, Black Bull Lane, Fencott, OX5 2RD

Asking price £395,000

Ivy Cottage is an attractive and exceptionally well-presented three-bedroom cottage occupying an appealing position along a no through road within the peaceful rural hamlet of Fencott. The property combines the character and atmosphere of a traditional Oxfordshire cottage with a light, contemporary interior and well-balanced accommodation. The generous open-plan dining kitchen provides a wonderful social heart to the home, together with a spacious front aspect living room

Arranged over two floors, the accommodation provides three well-proportioned bedrooms, a modern family bathroom, substantial kitchen/dining accommodation and an impressive principal living room. Outside, the property has a front garden mainly laid to lawn and leading from the parking area, and a low maintenance rear garden with large store shed, together with parking for two vehicles off street to the front. Located within approx 4 miles of Islip train station and within 10 miles of the Oxford hospitals

A welcoming entrance opens into the ground-floor accommodation, with access to the living space and stairs to the first floor.

Living Room
20'4" x 12'6" | 6.20m x 3.80m
A particularly generous living room which immediately establishes the character of the house. The room benefits from excellent proportions and a sense of light and space, with attractive timber-effect flooring and ample room for living and occasional furniture. Superb storage afforded with the under stair cupboard

Kitchen / Dining Room
20'4" x 9'10" | 6.20m x 3.00m
A superb kitchen and dining space - the kitchen is fitted with an attractive range of painted Shaker-style cabinetry, complemented by warm bamboo work surfaces, a tiled splashback and integrated appliances. A comprehensive arrangement of cupboards and drawers provides excellent storage, while the layout incorporates space for freestanding appliances. The kitchen opens naturally into a generous dining area, comfortably accommodating a substantial dining table and creating an excellent setting for family meals and entertaining. Large windows and glazed doors bring an abundance of natural light into the room and provide a pleasant connection with the garden

FIRST FLOOR

Principal Bedroom
13'9" x 9'2" | 4.19m x 2.80m
A well-proportioned double bedroom enjoying good natural light and ample space for bedroom furniture

Bedroom Two
12'6" x 8'6" | 3.80m x 2.60m
A further comfortable double bedroom, again offering useful proportions and flexibility for a range of furniture arrangements

Bedroom Three
10'6" x 7'11" | 3.20m x 2.40m
A versatile third bedroom which would work equally well as a child's bedroom, guest room, dressing room or home office

Bathroom
A contemporary family bathroom incorporating a bath, separate shower enclosure, WC and wash hand basin

OUTSIDE
The property is complemented by attractive gardens to the front and rear, providing valuable outdoor space and enhancing the cottage's overall appeal
The rear garden provides an excellent extension of the living accommodation during the warmer months, with space for outdoor seating, dining and planting
A private driveway provides off-road parking, while the detached garden store, measuring approximately 6'10" x 5'11" (2.09m x 1.80m), provides useful additional storage

Accommodation Comprises:

Ground Floor - Living Room, Dining Kitchen

First Floor - Three Bedrooms, Bathroom, Loft Access.

Outside - Off-Road Parking, Large Front Garden, Enclosed Private Rear Garden, Patio Area, Storage Shed/Workshop

Freehold Property
Stone and Render, Tiled Roof

Services:
Mains Water
Mains Drainage
Electric Heating
Broadband - Check Speed With Ofcom
Mobile Phone Coverage - Check With Ofcom

Local Authority - Cherwell District Council
Council Tax Band - D
EPC - D

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# Approximate Gross Internal Area 906 sq ft - 84 sq m
# (Excluding Outbuilding)

Ground Floor Area 453 sq ft – 42 sq m
First Floor Area 453 sq ft – 42 sq m
Outbuilding Area 40 sq ft – 4 sq m

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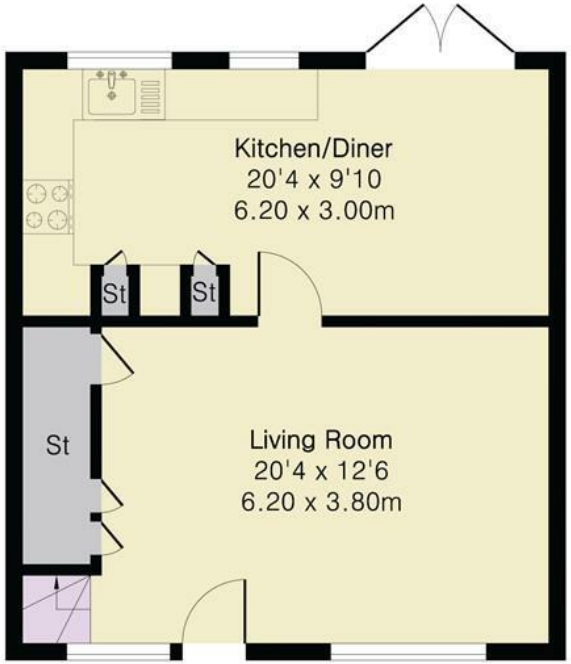
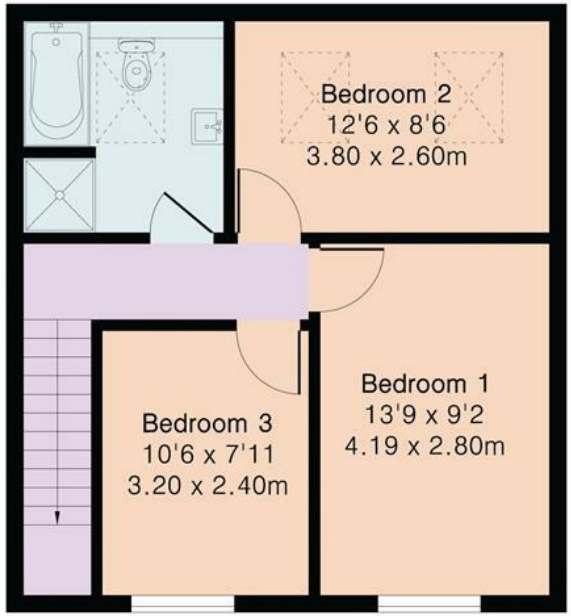
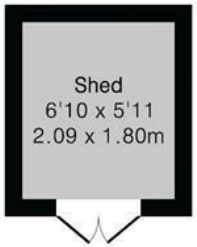


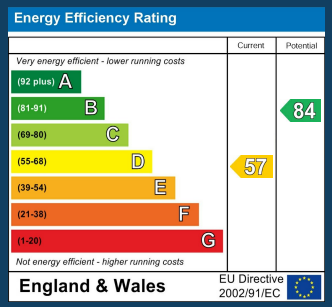

Ground Floor




First Floor




Outbuilding




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

QUADRANT ESTATE AGENTS

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