



LANCOTTA, LANCOTT LANE

BRIGHTHAMPTON OX29 7QJ



LANCOTTA, LANCOTT LANE

BRIGHTHAMPTON OX29 7QJ

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 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.

GUIDE PRICE

£1,200,000



4



3



2



Rear Garden





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



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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell,
Sarah Thomas, Julia Briggs,
Rose McDermott and John Bouwer



BRECKON REWARDS

Scan to find
out more!



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

