



Oak Cottage

Guide Price £925,000
Farthinghoe. NN13

A truly impressive and substantial village home, Oak Cottage is a charming and historic property brimming with character. Dating back to at least 1797, this stunning former coach house and public house is beautifully presented, blending period features with modern improvements across an extensive 3,262 sq. ft. of living space.

- Former coaching inn and public house
- Off-street parking
- Approx 3262 square feet
- Beautifully presented
- Superb open-plan kitchen / living space
- Secluded garden with rear access
- 4 bedrooms | 3 bathrooms
- Chain free
- Council tax G | EPC rating D
- Tenure Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





A truly impressive and substantial village home, Oak Cottage is a charming and historic property brimming with character. Dating back to at least 1797, this stunning former coach house and public house is beautifully presented, blending period features with modern improvements across an extensive 3,262 sq. ft. of living space.

Built from traditional stone, this remarkable home boasts exposed beams, fireplaces, and an abundance of original features. Arranged over four floors, the accommodation is both spacious and versatile.

On the lower ground floor, a spectacular open-plan kitchen / living space creates the heart of the home, complemented by a pantry-utility room, and WC. A separate dining room, set within the old cellar, exudes atmosphere and character.

The ground floor features two generous reception rooms, each with a fireplace, and a smaller reception room, formerly the pub's bar, now repurposed as a home office. The upper floors offer four well-proportioned bedrooms and three bathrooms, providing excellent accommodation for families or guests.

Externally, the property enjoys a delightful, mature rear garden with rear access, perfect for outdoor entertaining and relaxation. To the front, a private driveway provides off-street parking.

Nestled in the picturesque village of Farthinghoe, Oak Cottage benefits from a wonderful community feel, a highly regarded village pub, and charming period homes. A rare opportunity to own a piece of history.

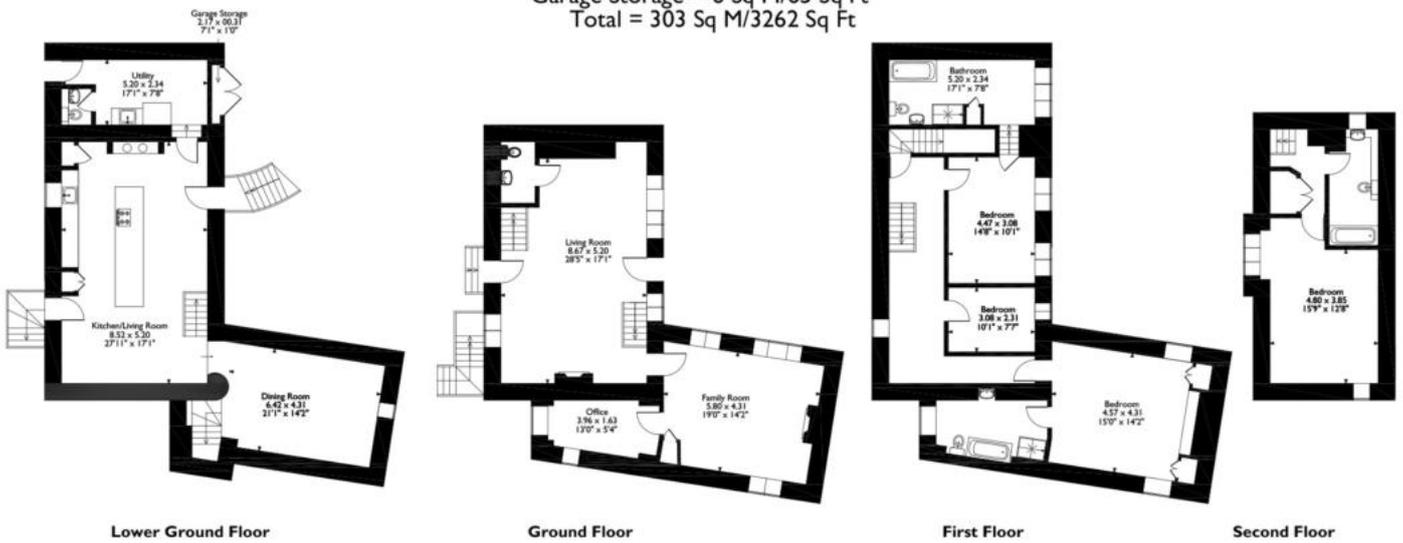
Farthinghoe is a village located around attractive, rolling countryside between the market towns of Banbury and Brackley. The village has a thriving community with excellent local facilities including a public house with restaurant, 12th century church and primary school. Neighbouring villages of Charlton, King's Sutton and Middleton Cheney have further amenities including pubs, restaurants and village shops. A wider range of shops and services can be found in Banbury and Brackley with more comprehensive facilities in Bicester, Milton Keynes and Oxford. There are excellent transport links within easy reach, Banbury train station is within 6 miles (around 1 hour into London Marylebone) and the M40 within 5 miles.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band: G
- o Utilities: Mains gas, electric, Drainage & water

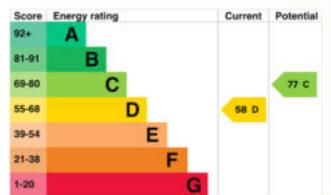




Oak Cottage, Queen Street, Farthinghoe
 Approximate Gross Internal Area
 Main House = 297 Sq M/3197 Sq Ft
 Garage Storage = 6 Sq M/65 Sq Ft
 Total = 303 Sq M/3262 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.