



MYMMS COTTAGE, WESTON ROAD, BLECHINGDON









Mymms Cottage, Weston Road, Bletchingdon, OX5 3DH

Freehold

- Detached stone cottage in the heart of Bletchingdon village
- Well proportioned and free flowing living accommodation
- Three double bedrooms
- Potential to convert garage into ancillary accommodation (STPP)
- Highly desirable village location with excellent travel links
- Exquisitely renovated and extended by current owners
- Bulthaup kitchen
- Large, private rear garden with driveway parking
- Electric car charging point
- EPC Rating C | Council Tax Band F

An exceptional Oxfordshire cottage, reimagined with architectural confidence and an exacting eye for detail. Located within the village of Bletchingdon, the property has been transformed by the current owners into a home that feels both deeply rooted in its setting yet distinctly contemporary,

Upon entry, the senses light and volume are immediately apparent. Lime-plaster adorns the walls to the ground floor, bringing a gentle tactile backdrop to interiors. At the heart of the home is a beautifully conceived Bulthaup kitchen, sleek in design and impeccably appointed with high-end appliances. It's generous proportions, high ceilings and direct access to the outside terrace create flow that works equally well for everyday family life and entertaining. The adjoining reception room is flooded with natural light owing to the glazed French doors and large windows, whilst a cleverly integrated study area sits beneath the staircase. A double bedroom with en-suite and separate utility room complete the ground floor, offering an unusual degree of flexibility.

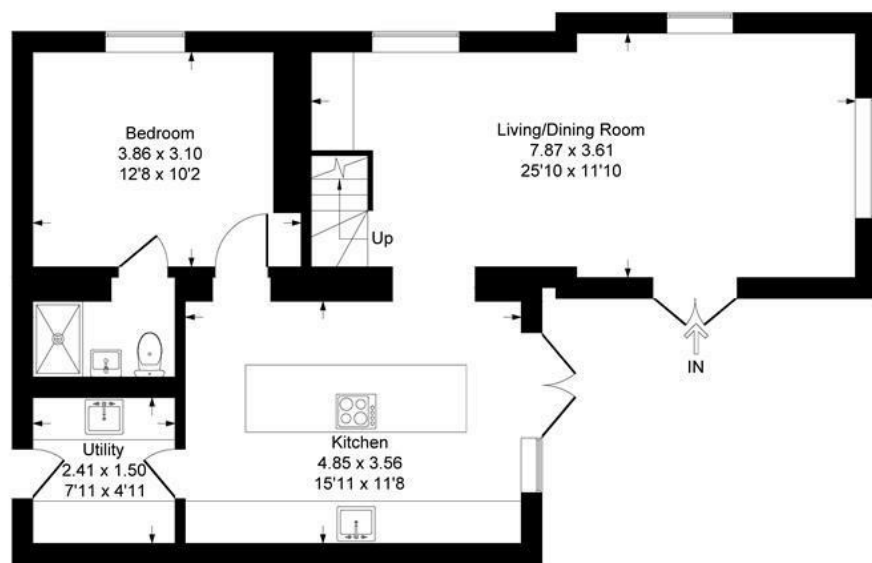
Upstairs, two double bedrooms are serviced by a beautifully finished family bathroom. The Principal bedroom features bespoke fitted wardrobes, thoughtfully designed to fit seamlessly within the room.

Outside the house is approached via a private driveway with parking for multiple cars. A detached garage offers exciting potential for conversion to ancillary accommodation if required (subject to necessary consents). The garden is wonderfully private and predominantly laid to lawn, with a broad terrace providing a natural extension to the living space during the warmer months.

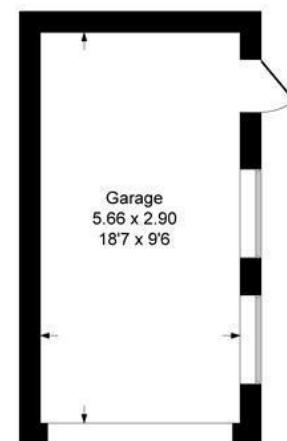
Mymms Cottage is a not a conventional period home. It is the thoughtful re-working of one - retaining the soul of it's origins whilst welcoming contemporary craftsmanship, natural textures and a subtle, sophisticated approach to modern village living.

Mymms Cottage, Bletchingdon OX5 3DH

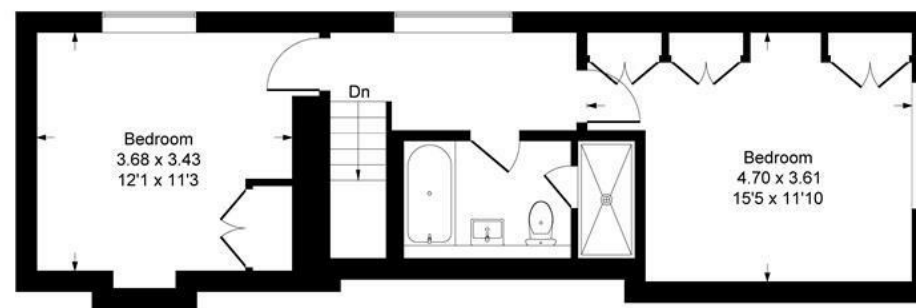
Approximate Gross Internal Area
Main House = 109.4 sq m / 1178 sq ft
Garage = 16.4 sq m / 177 sq ft
Total = 125.8 sq m / 1355 sq ft



Ground Floor



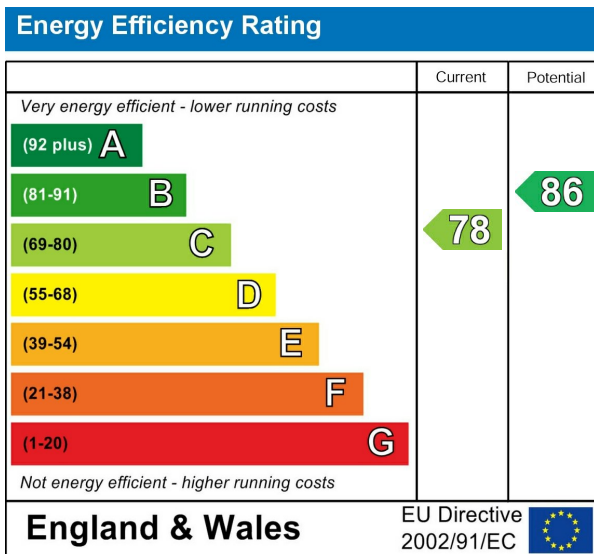
Garage



First Floor

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





Services

UTILITIES: Connected to mains water, electricity and gas. The property has a septic tank.

TENURE: Freehold

Bletchington is a picturesque Oxfordshire village, ideally positioned between Oxford and the market towns of Woodstock and Bicester. The village has a good selection of local amenities including a church, village hall, sports field, social club shop and primary school along with beautiful surrounding countryside providing an appealing rural setting. The village is located approximately 9 miles north of Oxford City Centre. Communications are excellent with Junction 9 of the M40 approximately 4 miles away, as well as access to Oxford via the A34. There is a fast train service from Bicester to London Marylebone in approximately 1 hour and Oxford Park Way Station.

Local Authority: Cherwell

Council Tax Band:

CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766

woodstock@flowersestateagents.com

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.