

TAYLORS COTTAGE

LOWER END, ALVESCOT



An elegant four-bedroom period stone village home with a delightful garden, private parking, and outbuilding, set within the highly sought-after village of Alvescot

Ground Floor: Entrance Hall • Sitting Room
Kitchen/breakfast room • Dining Room
Shower cloak room • Utility cupboard.

First Floor: Principal Bedroom
Family Bathroom • Double Bedroom

Second Floor: Two Double Bedrooms • Bathroom

Outside: Driveway Parking • Front Garden
Studio outbuilding • Vegetable garden

Butler 
Sherborn

Burford Office

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The London Office

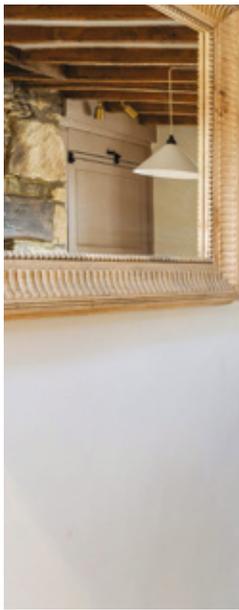
40 St James's Place, London, SW1A 1NS

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DESCRIPTION

Taylor's Cottage is a delightful stone-built home, rich in character and set within a sought-after conservation area. The property enjoys a south-facing garden, creating a wonderfully light and inviting setting both inside and out. Internally, the cottage has been lovingly restored and extended to showcase many original character features throughout, including charming fireplaces, exposed beams and stone. There are four well-proportioned bedrooms, making it perfectly suited to families, a second home, or holiday let potential. Outside, is a private, south-facing garden, driveway parking and a detached summerhouse, providing excellent additional space, perfect as a home office, studio, or peaceful retreat.





SERVICES

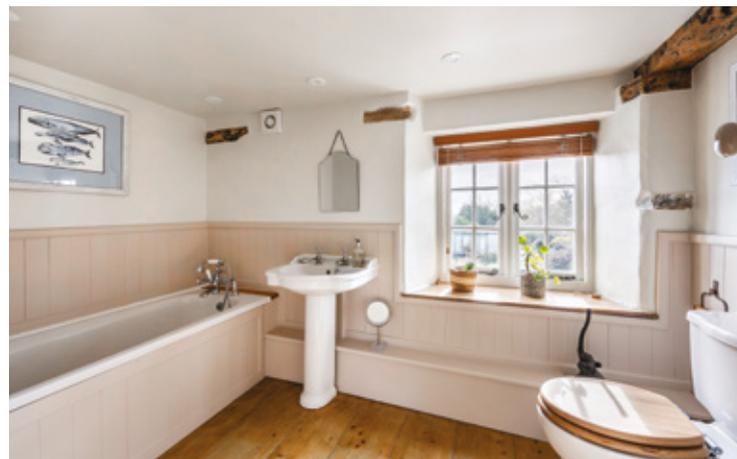
Mains water, mains drainage, mains electricity. Air Source pump heating, with underfloor heating throughout (boiler located in the utility room) Gigaclear available. EV charger. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold



FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire.

T: 01993 861000 | W: westoxon.gov.uk

COUNCIL TAX

Band E

VIEWINGS

Please telephone Butler Sherborn, Burford Office
T: 01993 822325 or The London Office T: 0207 839 0888.
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DIRECTIONS (OX18 2QA)

From Burford take the A361 towards Lechlade and after approximately 3 miles turn left signposted to Kencot and Broadwell. Continue along this road for two miles and at the junction turn left to Alvescot and after a short distance turn right into the village. Continue through the village, turning right into The Green, where Taylors Cottage can be found on the right-hand side.

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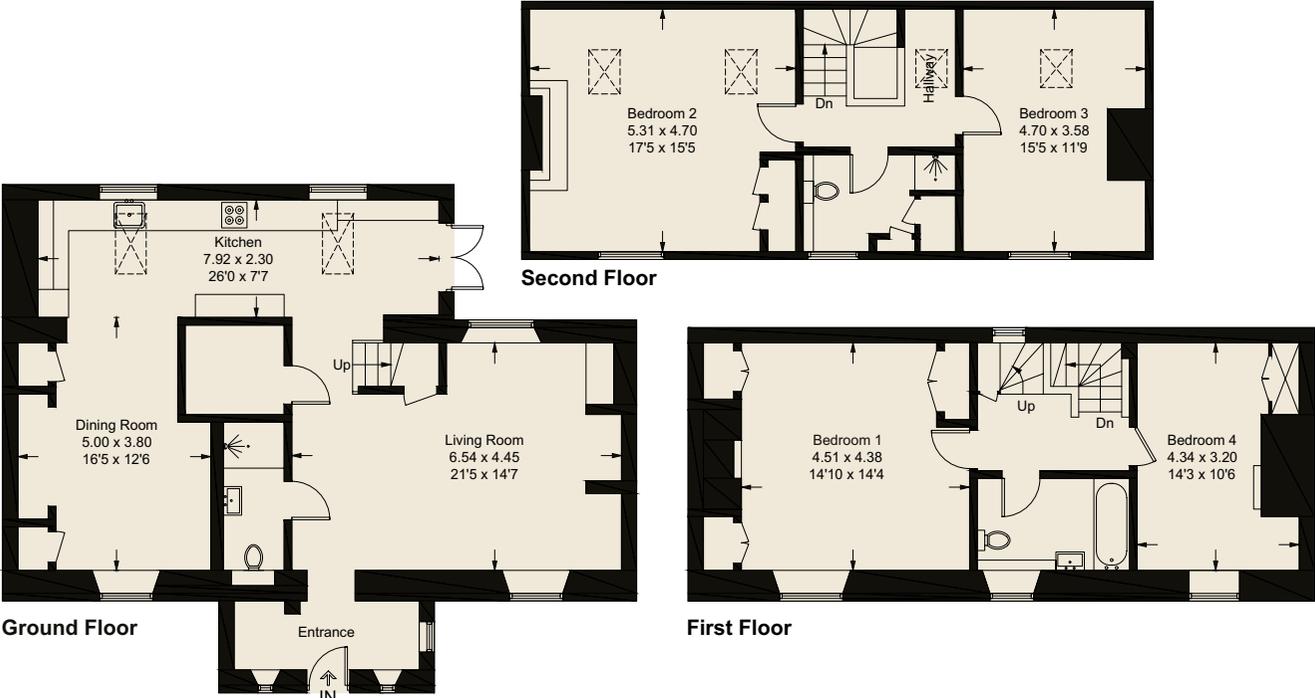




Taylors Cottage

Approximate Gross Internal Area = 192.4 sq m / 2071 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275049)



Pubs

The Plough, Alvescot - 0.2 miles
The Double Red Duke, Clanfield - 2.2 miles



Schools

St Peter's School, Alvescot - 0.1 miles
Burford Schools - 6 miles
St Hugh's School, Carswell - 8.1 miles



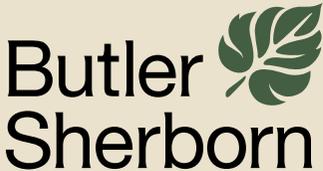
Train station

Charlbury - 14.6 miles
Oxford - 20 miles



Members Clubs

Estelle Manor - 14.5 miles
Soho Farmhouse - 23.2 miles
Daylesford Farmhouse - 18.2 miles



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