



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Lower Green Cottage, Cuxham, OX49 5NH

An attractive 18th-century farmhouse, quietly positioned in the village of Cuxham surrounded by open countryside. Lower Green Cottage offers generous and versatile family accommodation, mature gardens of approximately 0.6 acres, ample driveway parking and a detached double garage with a useful self-contained annexe above.

CUXHAM

Cuxham is an attractive and unspoilt South Oxfordshire village, surrounded by beautiful countryside and situated approximately 14 miles south-east of Oxford and 12 miles north of Henley-on-Thames. The village has a strong sense of community and benefits from a popular pub/restaurant, parish church and village hall.

The nearby market town of Watlington provides an excellent range of everyday amenities, together with a selection of independent shops, cafés and restaurants. The larger centres of Thame, Henley-on-Thames and Oxford are also within convenient reach.

Despite its rural setting, Cuxham is well placed for travel. Junction 6 of the M40 is approximately 5 miles away, providing convenient road access towards Oxford, London and the wider motorway network. Mainline rail services from Princes Risborough run to London Marylebone, while the Oxford Tube offers a frequent 24-hour coach service from nearby Lewknor to Oxford and London.

LOCATION

- Watlington c.2 miles
- Wallingford c.6 miles
- Thame c.7 miles
- Oxford c.13 miles
- M40 J7 c.7 miles
- Central London c.45-50 miles

There is an excellent selection of independent schooling within the wider area, including Cranford School, Shiplake College, Radley College, Abingdon School and St Helen and St Katharine.





LOWER GREEN COTTAGE

Lower Green Cottage is an attractive 18th-century farmhouse, quietly tucked away in the village of Cuxham and surrounded by open countryside. Set within mature gardens of approximately 0.6 acres, the property enjoys a private setting with rural views.

Offering generous and versatile accommodation, the house is particularly well suited to family living and entertaining. The ground floor provides a choice of reception spaces, including a family/games room with an open fireplace, creating an informal and sociable area for everyday living, a bright sun room with exposed brickwork overlooking the garden and a separate study/snug. At the heart of the house is the substantial kitchen/breakfast room, fitted with painted cabinetry, wooden work surfaces, a four-oven Aga and terracotta tiled flooring. Adjoining the kitchen is a comfortable sitting room with a wood-burning stove, providing another welcoming space in which to relax.

Upstairs are five generous bedrooms, including an impressive principal bedroom extending to approximately 31ft, with an en-suite bathroom and walk-in wardrobe, together with two further bathrooms. Many of the rooms enjoy lovely views across the gardens and surrounding countryside.

The pretty gardens include mature trees, established planting and areas of lawn, creating an attractive backdrop to the house. A terrace adjoining the property provides an ideal spot for outdoor dining and entertaining.

A private gravelled driveway leads to a generous parking area and detached double garage. Above the garage is a self-contained annexe with its own private entrance, comprising a bedroom/sitting room and shower room. This versatile space provides useful additional accommodation for guests, older children or those working from home, while also offering potential to generate a rental income.

With its peaceful position, substantial accommodation, mature gardens and separate annexe, Lower Green Cottage is a characterful country home offering considerable flexibility in an attractive rural setting.



FEATURES

- Attractive 18th-century farmhouse
- Approx. 3,957 sq ft of versatile accommodation
- Five bedrooms and three bathrooms
- Substantial kitchen/breakfast room with four-oven Aga
- Three reception rooms plus separate study/snug
- Mature gardens extending to approximately 0.6 acres
- Rural views across the surrounding countryside
- Private gravelled driveway with generous parking
- Detached double garage with self-contained annexe above
- Conveniently positioned for access to Watlington, Thame and Oxford



**Approximate Gross Internal Area 3957 sq ft - 367.7 sq m
(Including Garage)**

Ground Floor Area 1795 sq ft – 166.8 sq m

First Floor Area 1362 sq ft – 126.5 sq m

Garage Ground Floor Area 471 sq ft – 43.8 sq m

Garage First Floor Area 329 sq ft – 30.6 sq m



SERVICES

Mains gas, mains water and mains drainage. Electric heating in the annexe.

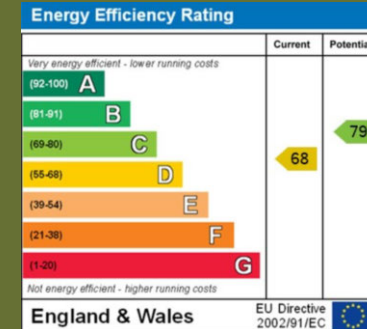
LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Council Tax Band H

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



Morgan & Associates

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