



Strickland Cottage
11 Witney Road | Ducklington | Oxfordshire | OX29 7TX

STEP INSIDE

A unique Grade II listed cottage offering over 2,600 sq ft of versatile accommodation, including four bedrooms, three bathrooms, a superb 36 ft reception room, gated driveway parking and a sunny south-facing garden.

Believed to date from the 17th century and formerly known as The Strickland Arms, Strickland Cottage is a truly unique village home combining historic charm with the space and flexibility required for modern living. Rich in character throughout, the property showcases exposed timber beams, a part-thatched roof, and an impressive sense of history, while also benefiting from practical modern touches including a WiFi-controlled ElectricKit AGA and EV charging point.

The accommodation extends to approximately 2,643 sq ft and is arranged to provide excellent flexibility for families, downsizers, or multi-generational living. The standout feature is the remarkable 36 ft reception room, ideal for entertaining and everyday family life, complemented by a kitchen/breakfast room, separate family room, home office, and a useful ground floor bedroom suite.

Upstairs are three further bedrooms and bathroom facilities, including a generous principal bedroom with ensuite, while the layout offers scope for a variety of living arrangements depending on individual needs.









SELLER INSIGHT

“When we first saw Strickland Cottage, it immediately stood out for its generous footprint and the sense of opportunity it offered. We could see the potential to create the extra spaces modern family life needs – a playroom, home office and downstairs cloakroom – while also enjoying life in a vibrant and welcoming village. Being so close to Witney, Oxford and the Cotswolds made it even more appealing.

What we have loved most about living here is the balance the house offers. It has all the charm and character you hope for in a country cottage, yet it works beautifully for modern living. There is warmth and personality in every room, but also the practical space that family life demands.

If there is one room that truly captures the spirit of the house, it is the kitchen. We redesigned it to make it more sociable and family-friendly, and with the ElectricKit AGA it has become the natural heart of the home – the place where everyone gathers, whether for busy weekday mornings or relaxed weekends together. From there, the house flows into the large reception room, which opens onto the sunny south-facing garden. In summer it is wonderful with the doors open and the garden beyond, while in winter it becomes a cosy retreat with the fire lit.

Friends often describe Strickland Cottage as a “Tardis”, because from the outside it gives little hint of the space within. It feels wonderfully unexpected when you step inside. With two reception rooms, spacious bedrooms, a large kitchen and dedicated office space, the layout has given us enormous flexibility over the years.

We have celebrated some very special occasions here, including both of our 40th birthdays. On each occasion we hosted large sit-down parties of 35 to 40 guests – something made possible by the superb 36ft reception room. It is a space we will miss enormously, not only for entertaining but for the memories made there.

The garden has also been a joy. It is peaceful, private and south-facing, making it a real sun-trap. It has been the perfect setting for summer lunches, evening drinks with friends, or simply a quiet moment outdoors.

Life in Ducklington has been equally rewarding. It is a thriving and friendly village with active community groups, sports clubs, parks and beautiful walks and cycle routes right from the doorstep. Our neighbours have been exceptional – kind, supportive and genuinely community-minded. It is rare to find somewhere with such a strong village atmosphere while still being within walking distance of Witney and all its amenities.

When we leave, what we will miss most is the ease of the location, the warmth of the community and the feeling of coming home to a house that has adapted so well to every stage of family life.

Strickland Cottage has been far more than a home to us, it has been the backdrop to some of our happiest years.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP OUTSIDE

Externally, the property benefits from gated driveway parking for several vehicles to the front and a delightful south-facing lawned garden to the rear, enjoying sunshine throughout the day and providing an attractive outdoor retreat.



LOCATION

Ducklington is one of West Oxfordshire's most sought-after villages, offering a thriving community atmosphere and a range of everyday amenities within walking distance, including the popular Bell Inn, sports club and St Bartholomew's Church.

The village is particularly well suited to families, with a Church of England Primary School in the village itself, highly regarded secondary schools in nearby Witney, and the renowned independent Cokethorpe School also within easy reach.

Witney's historic market town centre lies just two miles away, while Oxford, the A40 and excellent rail connections to London are all conveniently accessible.

INFORMATION

Utilities: Mains water, drainage, gas, and electricity

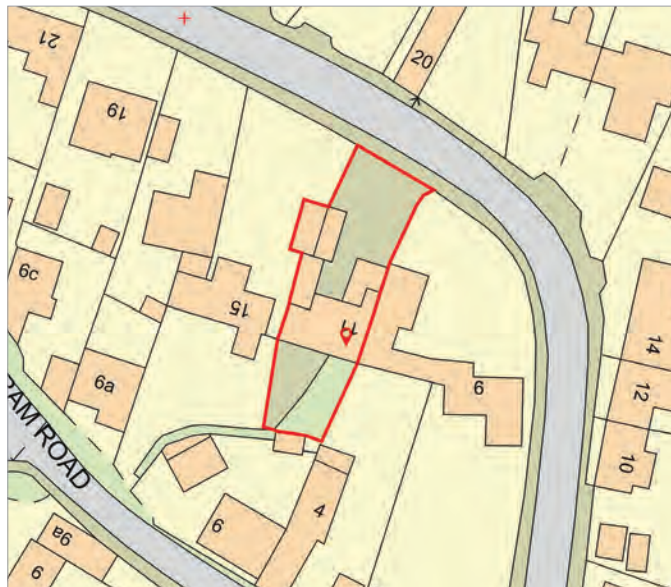
Mobile Phone Coverage: 4G and 5G mobile signal is available in the area (please check with provider)

Broadband Availability: Ofcom Broadband Checker – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps.

Tenure: Freehold

Directions: Postcode OX29 7TX
What3Words: ///tester.rents.mobile

Local Authority: West Oxfordshire, Tax band: G, £4,073 per year





APPROXIMATE GROSS INTERNAL AREA: 2618 sq ft, 243m²
 LIMITED USE AREA(S): 25 sq ft, 2m²
 TOTAL AREA: 2643 sq ft, 246m²



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Fine & Country Oxford, Abingdon and Wallingford
267 Banbury Road, Summertown, Oxford, OX2 7HT
01865 953 244 | oxford@fineandcountry.com

