



IVY COTTAGE

ALVESCOT, OXFORDSHIRE

A delightful three-bedroom period stone cottage, tucked away in the sought-after village of Alvescot.

Ground Floor: Kitchen • Dining/Family Room
Sitting Room • Porch

First Floor: Principal Bedroom • Bath and Shower Room
Two further bedrooms

Outside: Garden • Gated Driveway
Garage with utility room and cloakroom
Garden studio • Summerhouse

Butler 
Sherborn

Burford Office

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DESCRIPTION

Nestled within a charming rural village, Ivy Cottage is a delightful, detached stone cottage offering character, privacy and versatility in equal measure. Situated close to a well-regarded village pub and within easy reach of the wider amenities of the surrounding market towns and villages, the property presents an ideal opportunity for buyers seeking a quintessential country home.

Internally, the accommodation has a light and welcoming feel, creating a comfortable home that is ideally suited to a variety of buyers.

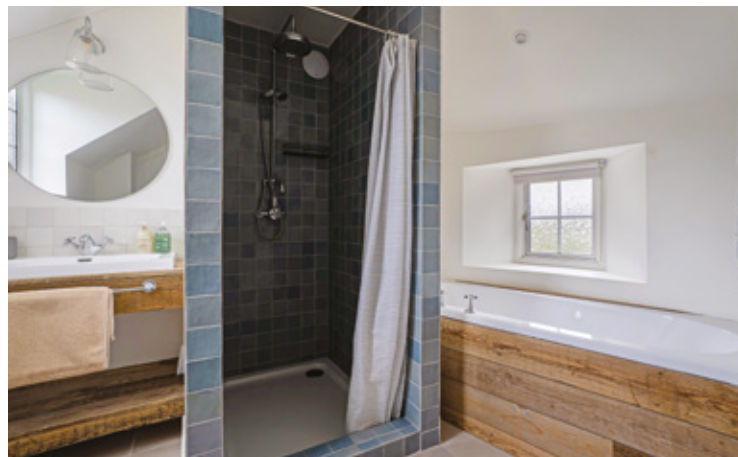
A particular feature of Ivy Cottage is its generous, secluded garden, which is predominantly laid to lawn and bordered by mature trees, shrubs and planting, creating a delightful setting for relaxation and entertaining. Beyond the garden, neighbouring paddocks provide an attractive backdrop and enhance the property's sense of privacy. Complementing the garden is a detached studio, offering excellent flexibility as a home office, gym or hobby room. The property also benefits from a detached garage incorporating a useful utility room, cloakroom and driveway which provides ample parking.

SERVICES

Mains water, mains drainage, mains electricity, Oil fired central heating. High Speed Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items, including the sauna and hot tub, may be available by separate negotiation.



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

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire - T: 01993 861000 | W: westoxon.gov.uk

COUNCIL TAX

Band E



EPC

Rating E

VIEWINGS

Please telephone Butler Sherborn, Burford Office - T: 01993 822325 | E: henry@butlersherborn.co.uk

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 and turn right into The Green. Take the second right onto Lower End, where Ivy Cottage will be found on the left-hand side as the road bends gently to the left.

what3words: ///blaze.takes.skies



Pubs

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 stations

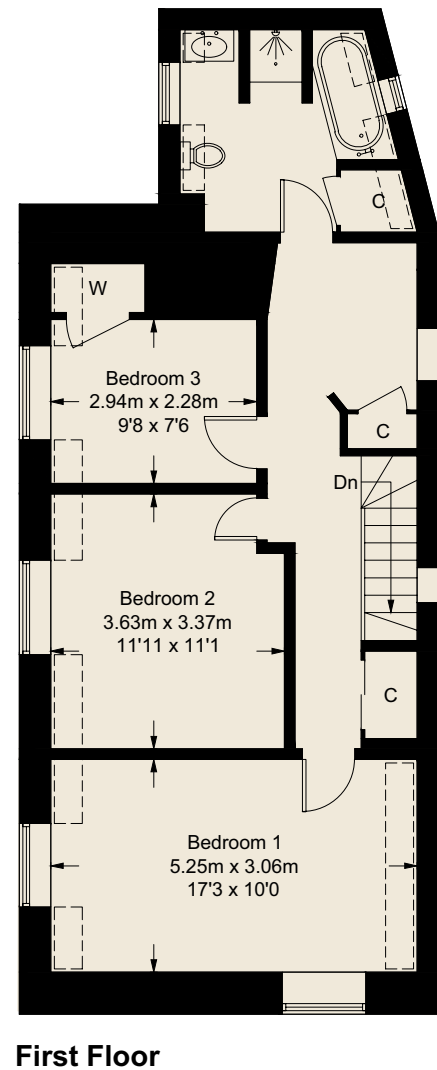
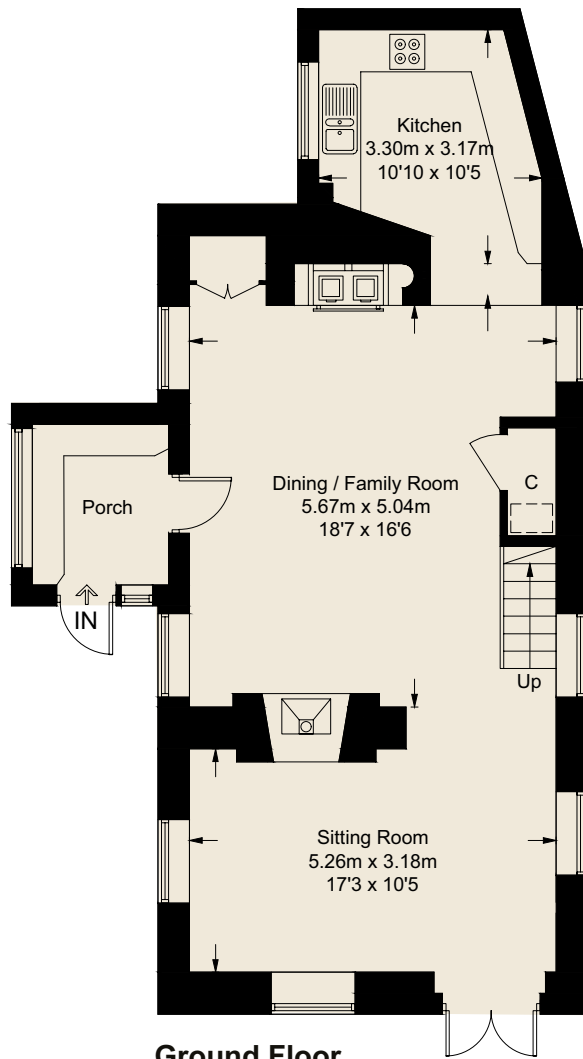
Charlbury – 14.6 miles
Oxford – 20 miles



Membership Clubs

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





Ivy Cottage, Lower End, Alvescot, OX18 2QA

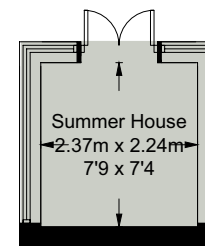
Approximate Gross Internal Area = 132 sq m / 1417 sq ft

Garage / Utility / Outbuilding = 63.8 sq m / 687 sq ft

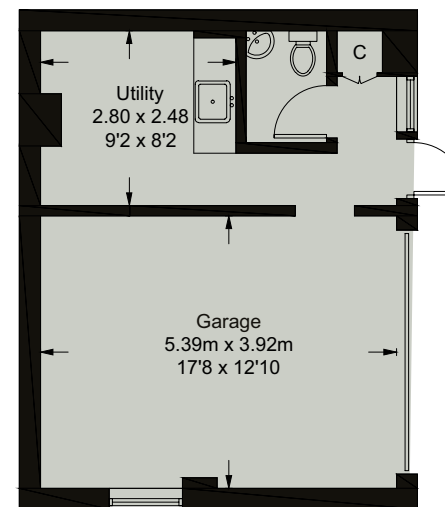
Summer House = 5 sq m / 57 sq ft

Total = 200.8 sq m / 2161 sq ft

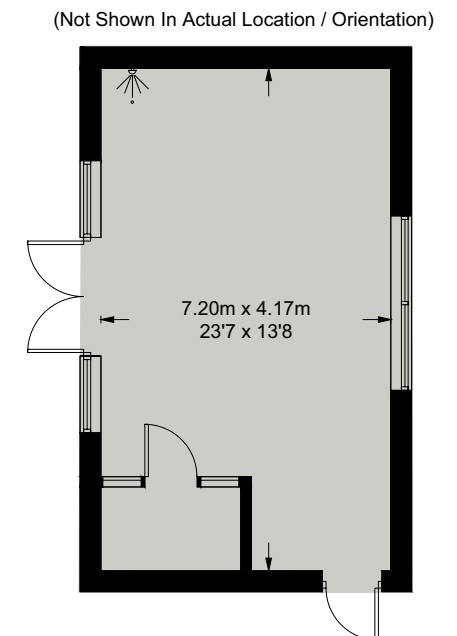
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1276657)



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Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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