



33, NETHERCOTE ROAD, TACKLEY

FLOWERS 
ESTATE AGENTS









33, Nethercote Road, Tackley, OX5 3AW

Freehold

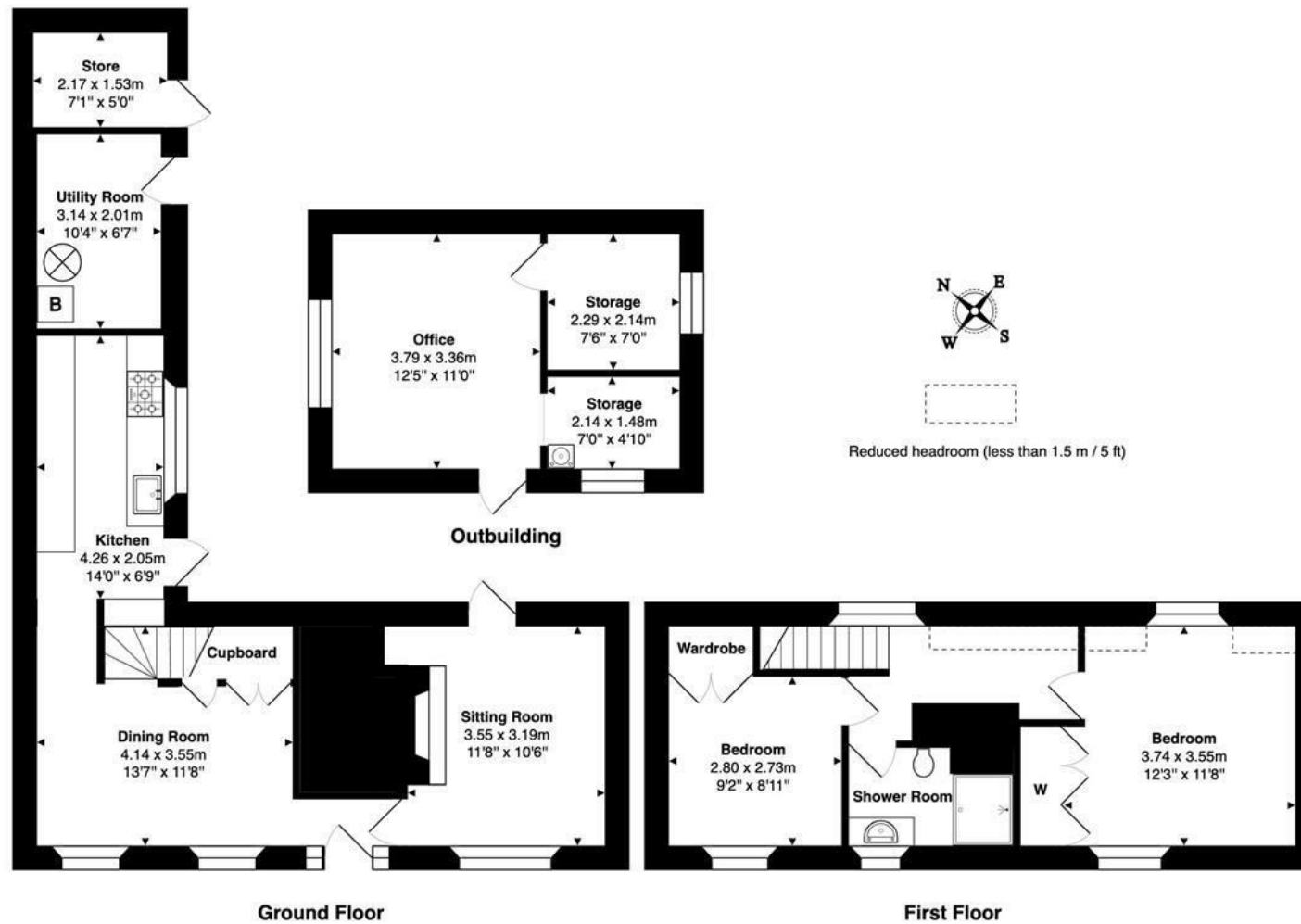
- Exquisitely renovated by current owners
- Well proportioned and free flowing living accommodation
- Two double bedrooms with built in storage
- Large, mature rear garden
- Electric car charging point
- Charming period cottage in the heart of Tackley
- Potential to extend (subject to consents)
- Utility room and store
- Garden studio
- EPC grade C

A beautifully presented two-bedroom cottage, thoughtfully and comprehensively renovated by the current owners to an exceptional standard throughout. Finished in a timeless palette of neutral tones, the property offers bright, light-filled accommodation that perfectly combines contemporary style with cottage charm.

The immaculately presented accommodation has been carefully updated with a keen eye for detail, creating a stylish and welcoming home. Upon entry, the main reception room with wood burner unfolds to the right of the plan and offers the ideal space for relation. There is a also a generously proportioned dining area which leads to the contemporary kitchen. Integrated appliances create seamless and uninterrupted lines whilst glazed windows provide idyllic views across the garden. There is also a utility room and store for added convenient. The first floor is home to two double bedrooms with built-in wardrobes and the family bathroom.

Outside, the cottage enjoys a generous rear garden. A particular highlight is the detached garden studio, a versatile addition that is ideal as a home office, creative workspace, gym or hobby room.

This charming cottage presents a rare opportunity to acquire a fully renovated home with versatile outdoor space in a desirable Oxfordshire village setting. Viewings highly recommended.



Approximate Gross Internal Area

Main House 88.4 m² / 952 ft²

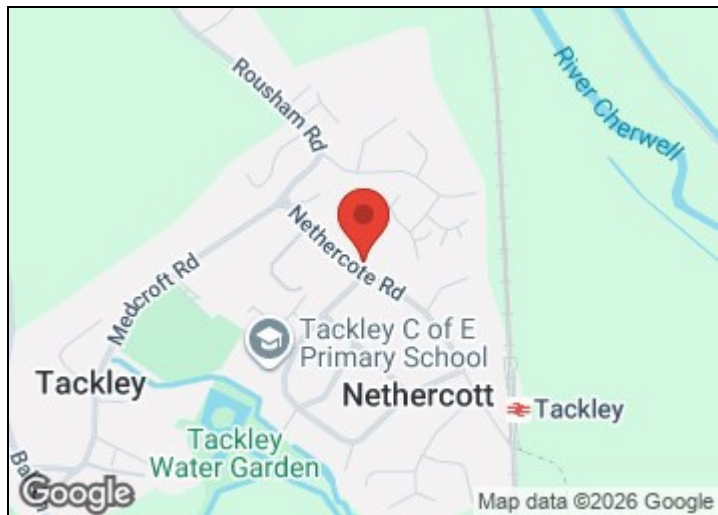
Outbuilding 21.3 m² / 229 ft²

Total 109.8 m² / 1182 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk





CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tackley

Is a charming village featuring quintessentially English period houses and an 11th century Church set around a traditional village green. Residents enjoy being part of a friendly community centred around the village's local pub, community shop, primary school and modern playground. Of huge advantage is Tackley's mainline railway station which provides a regular service to Oxford and London Paddington. Just seven miles away, Oxford Parkway offers fast (approx 55 mins) trains into London Marylebone.

Local Authority: West Oxfordshire
Council Tax Band:

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.

