

BLACKSMITHS & LUTLEYS

Taston, Chipping Norton



A RARE OPPORTUNITY IN THE QUIET OXFORDSHIRE HAMLET OF TASTON NEAR CHARLBURY

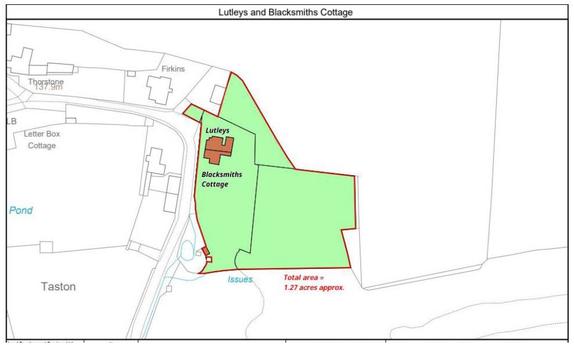
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Tenure: Freehold

What3Words: ///proofs.react.scored

Local Authority: West Oxfordshire District Council. Council Tax band: D

Services: Mains water, Electricity, Private Drainage & Oil Fired Central Heating









LOCATION & DISTANCES

Taston is a picturesque and peaceful hamlet surrounded by rolling Oxfordshire countryside, approximately four miles south of Chipping Norton. Offering a quintessential rural setting, it enjoys easy access to the town's excellent amenities, independent shops, restaurants and schooling, as well as the wider attractions of the Cotswolds.

Charlbury 1 mile (mainline station to London Paddington in 70 minutes), The Bull and The Bell 1.5 miles (walkable in 30 minutes on public footpaths), Village butchers/shop and post office 3 miles away in Chadlington, Chipping Norton 5 miles, Soho Farmhouse 5 miles, Estelle Manor 8 miles, Daylesford 8 miles, Woodstock 8 miles, Burford 12 miles, Burford Garden Centre 12 miles, Oxford 18 miles (all times and distances are approximate).





THE COTTAGES

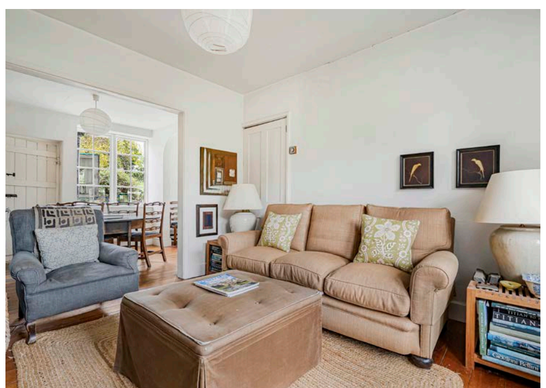
Situated in the charming Oxfordshire hamlet of Taston, Lutleys and Blacksmiths Cottage represent a truly unique offering. For the first time in over half a century, these neighbouring period cottages are available together, presenting a remarkable opportunity to create an exceptional country home in a peaceful and highly sought-after setting.

Believed to have been designed by the noted Victorian architect J.P. Seddon and formerly part of the Ditchley Estate, the cottages are steeped in local history and are even referenced in Pevsner's Guide to Oxfordshire. Surrounded by unspoilt countryside, they occupy a generous plot with mature gardens and a paddock and enjoy a wonderful sense of privacy and tranquillity.









MORE ABOUT THE PROPERTY

Lutleys benefits from a beautifully proportioned south-facing garden, while Blacksmiths enjoys attractive views across open farmland with woodland beyond. Both properties offer ample parking and extensive outdoor space, creating an enviable setting for family life or a countryside retreat.

Planning permission has been granted for the sympathetic extension of both cottages, allowing buyers the opportunity to enhance and modernise the accommodation while preserving the character of the original buildings. Furthermore, ownership of both properties presents the exciting prospect of creating a single substantial residence, subject to the necessary consents.





Combining architectural heritage, generous grounds and significant potential, this is an exceptionally rare opportunity to acquire two characterful period cottages in a peaceful and unspoilt rural setting.

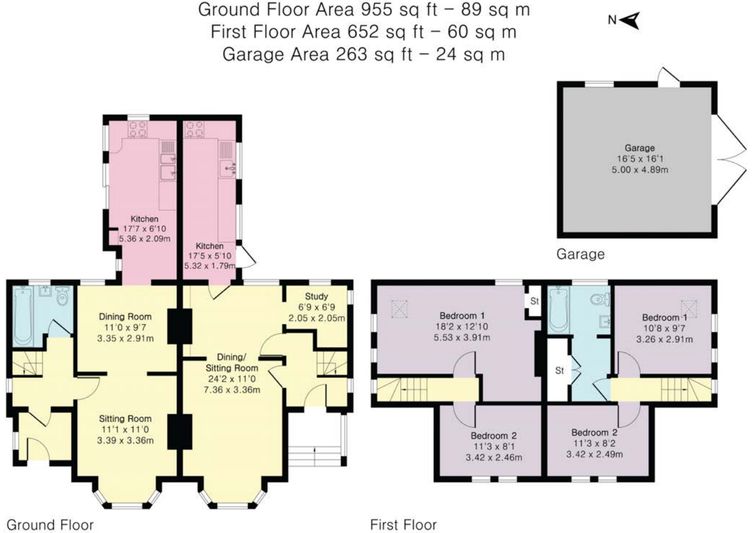
Rich in history yet offering considerable scope for enhancement, the properties provide an unusual chance from which to create a truly special country home. With mature gardens, far-reaching views across surrounding countryside and planning consent already in place, the combination of lifestyle, heritage and opportunity is particularly compelling. Set within one of Oxfordshire's most picturesque hamlets, opportunities of this nature are seldom available and are unlikely to be repeated for many years to come.





Approximate Gross Internal Area 1607 sq ft - 149 sq m
(Excluding Garage)

Ground Floor Area 955 sq ft – 89 sq m
First Floor Area 652 sq ft – 60 sq m
Garage Area 263 sq ft – 24 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. The image opposite is for Illustrative purposes only.



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