



A charming stone-built detached cottage dating back to the 17th Century, with flexible accommodation, and an abundance of character features, along with a delightful south-facing rear garden, a garage, and driveway parking in a village location close to excellent commuter links.

Hunters Cottage has been sympathetically restored and refurbished to a high specification throughout. Recent works include re-thatching of the pretty roof.

The kitchen is fitted with a generous number of units complemented by Quarry tiled flooring, and solid wood work-surfaces. With a large window overlooking the garden and an attractive stable door leading to the side of the property, it sets the scene for what is to follow in this delightful period cottage.

The sitting room is notable for its generous ceiling height, pretty window seat, and the fabulous stone-built open fireplace with a wood burner, making for the perfect setting for cosy winter evenings.

The dining area also boasts a window seat, exposed beams, oak flooring, and a large window overlooking the garden. French doors lead to the rear garden too, allowing you to enjoy that "inside-outside" feel, making entertaining with friends and family easy.

Stairs from the Dining area lead to the first floor, which has two double bedrooms and a luxurious bathroom.

The second floor has a third bedroom and a study

accessed via the bedroom that would also lend itself to being utilised as a dressing room.

Outside, there are a pair of five wooden bar gates leading to driveway parking and the garage.

The south-facing garden is particularly lovely, carefully landscaped, and maintained by the current owners it complements this delightful period cottage extremely well, and provides the perfect retreat after a long day at work.

There are mature trees, colourful shrubs, and borders, roses growing over the rear porch, plenty of areas laid to lawn, along with seating areas to enjoy al-fresco dining and BBQ's

The popular village of Ardley is approximately 4 miles northwest of Bicester.

The village benefits from having a play park, which is only a few minutes walk from the property, and a parish church, with a traditional pub in the adjoining village of Fewcott.

The village of Fritwell is 1.6 miles away, which has a primary school, butchers, and access to lovely walks.

For those who commute, nearby Bicester has two

railway stations providing links to Oxford, Birmingham, and London (in under an hour)

The M40, A34, A41, and A43 road links are also easily accessible.

Bicester is a historic market town and one of the fastest-growing towns in Europe. It has a range of local stores, cafes, restaurants, supermarkets, and leisure facilities.

Bicester Village with 170 luxury boutiques, is a dream destination for designer shopping. Bicester Avenue garden centre and a recently finished retail park with Marks and Spencer, Next, and Nike provide further shopping options.

More extensive shopping facilities and cultural activities can be found in Oxford, Banbury, Milton Keynes, or Chipping Norton towards the West.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Accommodation Comprises:

Ground Floor - Kitchen, Sitting Room/Dining Room.

First Floor - Two Double Bedrooms, Family Bathroom.

Second Floor - Third Bedroom, Study/Dressing Room

Outside - Enclosed Private Rear Garden, Garage, Gated Driveway Parking

Freehold Property

Stone-Built, Thatched, Grade II Listed.

Situated In A Conservation Area

Tree Preservation Order Noted At The Property

Services:

Oil-Fired Central Heating

Mains Water

Mains Drainage

Broadband - Standard and Superfast Broadband are Available- Please Check With Ofcom

Mobile Phone Coverage - All Listed Services Provided have Availability For All Services - Check With Ofcom.

Local Authority - Cherwell District Council

Council Tax Band - D





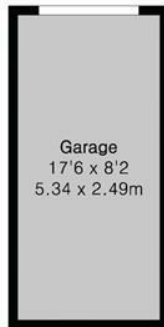
Approximate Gross Internal Area 1426 sq ft - 132 sq m

Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 376 sq ft – 35 sq m

Second Floor Area 332 sq ft – 31 sq m

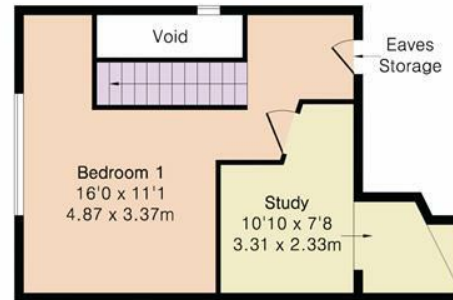
Garage Area 143 sq ft – 13 sq m



Garage



Ground Floor



Second Floor



First Floor



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.



