

# MEADOW COTTAGE

GILKS LANE, OXHILL



**A charming, detached cottage tucked away in the village of Oxhill with picturesque views over the adjoining fields**

- Detached period property
- Four bedrooms, three bathrooms
- Three reception rooms
- Detached double garage
- Edge of village position
- Views over adjoining meadows
- No onward chain

**Butler  
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## DESCRIPTION

Meadow Cottage occupies a prime position in the sought-after village of Oxhill, on the edge of the Cotswolds. Oxhill benefits from an active community, pub and nearby village shop in Tysoe. The cottage enjoys views across the picturesque meadows which surround the neighbouring Oxhill Manor. The setting offers a wonderful sense of countryside tranquillity, whilst remaining part of the village.

The property is being sold with no onward chain and offers buyers the opportunity to modernise and put their own stamp on the house to create a brilliant family home. Currently the entrance porch opens into a generous and light-filled sitting/dining room with open fireplace, perfectly positioned to take in the charming meadow views. This flows naturally through to a dining room. The kitchen / breakfast room is well-proportioned and fitted with ample storage, leading through to a rear porch and a practical utility room. The cottage has charm and period features throughout.

Stairs lead up from the sitting room to the first floor, where there are four well-proportioned bedrooms, one of which benefits from an adjoining bathroom. The remaining bedrooms are served by a family bathroom and a separate shower room, providing ample facilities for family living.

Outside, the property benefits from a detached double garage, part of which has been thoughtfully converted into a home office, ideal for modern working. Above, there is generous additional storage space.

The garden wraps attractively around the property, enjoying far-reaching views across adjoining fields and creating a wonderful sense of space and privacy. A small patio area provides the perfect spot for outdoor dining and entertaining, while a garden shed, positioned towards the rear, offers useful additional storage.



## 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.

## SERVICES

Mains water, drainage and electricity. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## TENURE

Freehold with vacant possession.

## LOCAL AUTHORITY

Stratford-on-Avon District Council, Elizabeth House, Church Street, CV37 6HX

Tel - 01789 267575

## COUNCIL TAX

Band G





## EPC

Band F (32)

## VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office - T: 01451 830731 | E: [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (CV35 0QW)

From the A422 before Red Horse Vale Ltd, turn right onto Kineton Road, and after one mile turn left onto Main Street. After around 180 yards, turn left onto Gilks Lane and Meadow Cottage can be found at the end of the lane.

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### Towns

Stratford-upon-Avon 11.5 miles  
 Banbury 11.7 miles  
 Warwick 16.1 miles  
 Leamington Spa 16.7 miles



### Pubs & Eateries

The Peacock, Oxhill 0.1 miles  
 The Michelin star Royal Oak, Whatcote 1.4 miles  
 The Chequers Inn, Ettington 3.8 miles  
 The Castle at Edgehill 5.2 miles



### Schools

Sibford School 7.5 miles  
 Tysoe C of E Primary School 2.6 miles  
 Kineton High School 4.1 miles  
 Grammar schools Stratford 11.5 miles  
 Bloxham School 12.8 miles



### Train station

Stratford Upon Avon 10.8 miles  
 Banbury 13.1 miles  
 Leamington Spa 16.6 miles  
 Warwick 17.4 miles



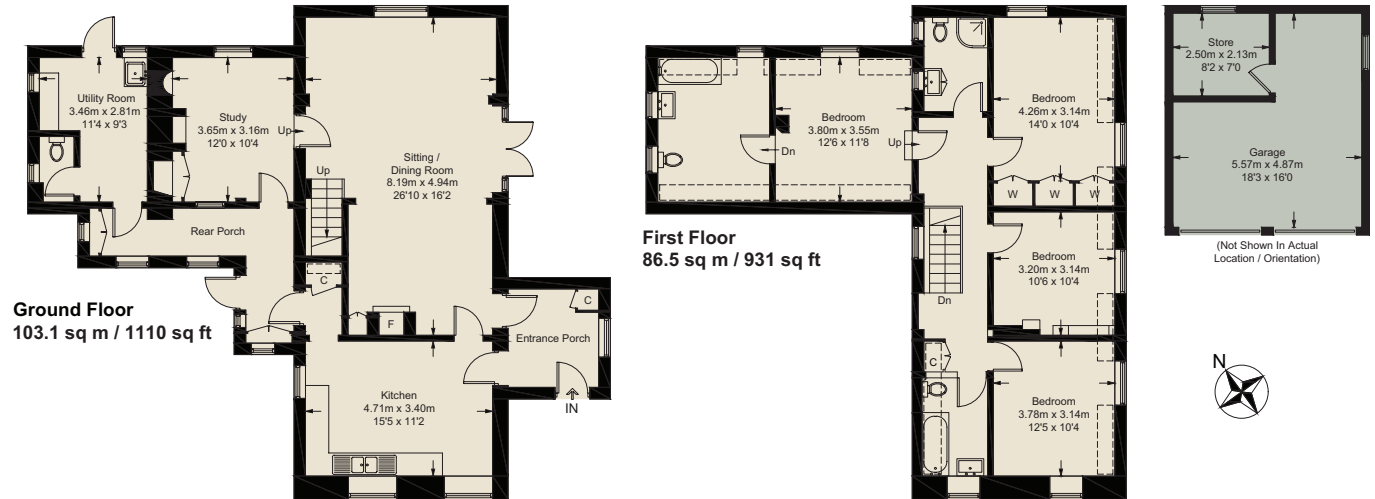
### Members Clubs

Soho Farmhouse 15 miles  
 Daylesford Organic Shop & Spa 17.5 miles



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## Meadow Cottage, Gilks Lane, Oxhill, CV35 0QW



= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 189.6 sq m / 2041 sq ft  
 Garage / Store = 27.2 sq m / 293 sq ft  
 Total = 216.8 sq m / 2334 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1289703)

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