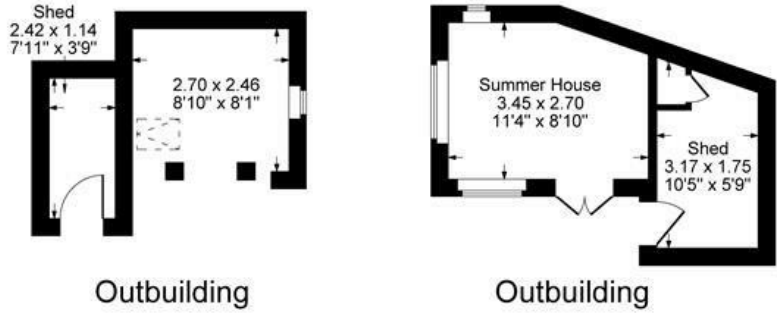


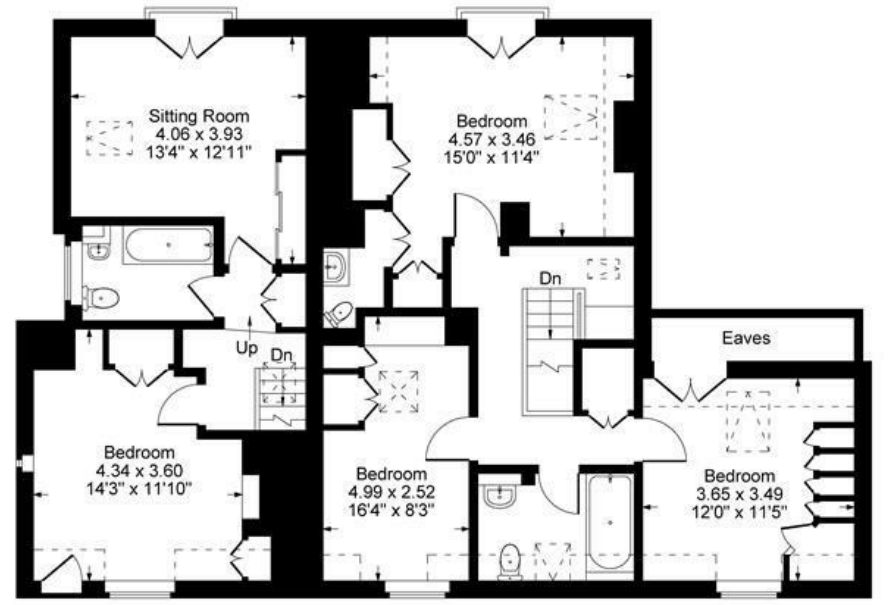
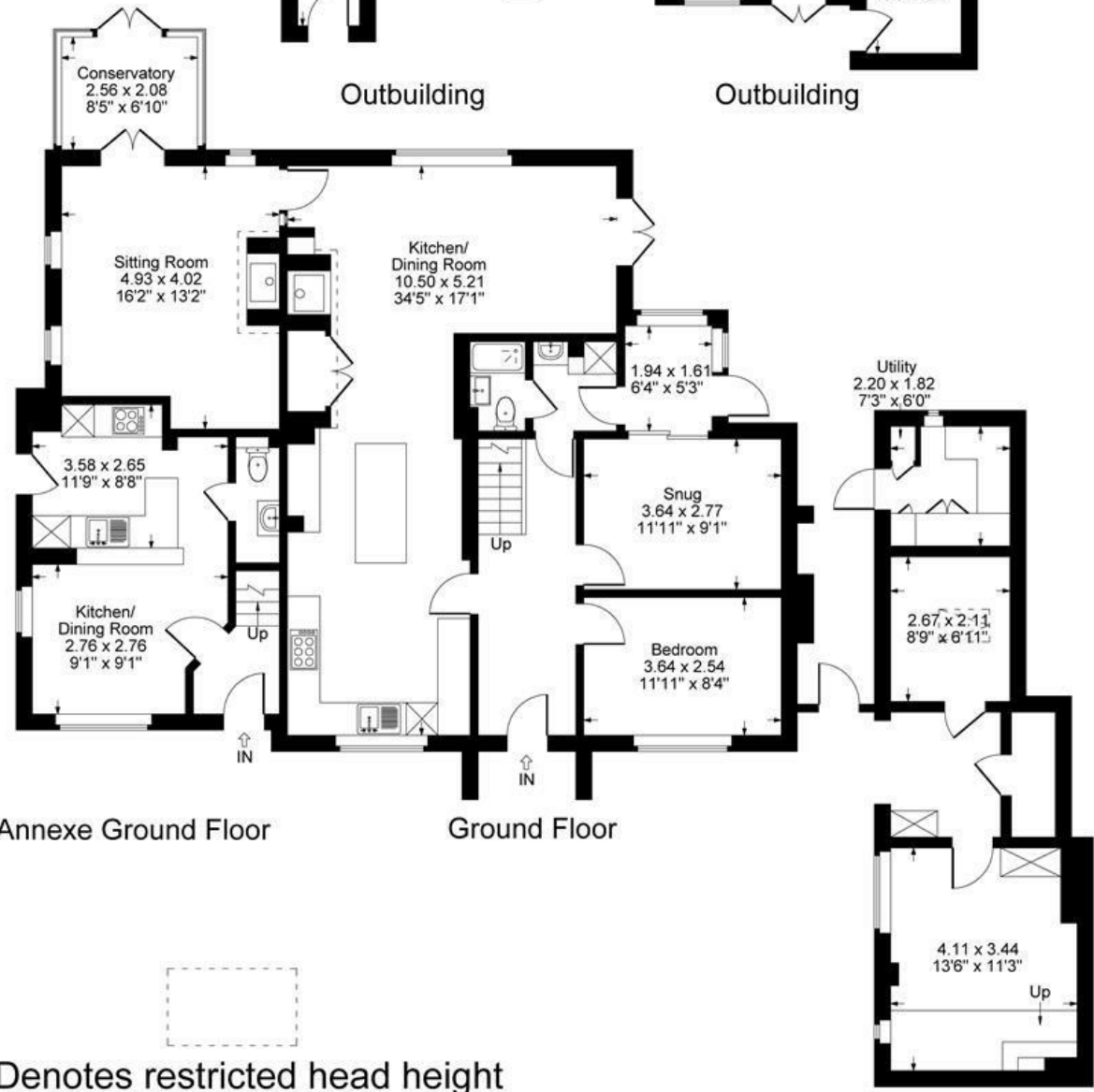


FAIRFAX
— & Co —
ESTATE AGENTS

Cooks Lane, Salford



Approximate Gross Internal Area
 Ground Floor = 141.93 sq m / 1528 sq ft
 First Floor = 63.68 sq m / 685 sq ft
 Annexe Ground Floor = 24.47 sq m / 263 sq ft
 Annexe First Floor = 38.09 sq m / 410 sq ft
 Outbuildings = 24.29 sq m / 262 sq ft
 Total Area = 292.46 sq m / 3148 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Annexe Ground Floor

Ground Floor

Annexe First Floor

First Floor

Denotes restricted head height

The Property

This thoughtfully developed and truly unique home, greatly improved by its current owners over the last few years, offers nearly 2,600 sqft of flexible and characterful accommodation, including a self-contained annexe and a range of garden outbuildings.

The ground floor features a welcoming sitting room with a stone fireplace and electric wood burner, a snug, and a bright conservatory opening onto the terrace. At the heart of the home is a beautifully designed kitchen/dining room with a handmade kitchen and central island, ideal for both everyday living and entertaining. A cloakroom completes the main layout, while an external utility room, additional bedroom, and shower room provide excellent options for guests or multigenerational living.

Upstairs, the principal bedroom benefits from an ensuite with toilet and basin. Two further bedrooms are served by a well-appointed family bathroom.

The landscaped gardens are a standout feature, with terraced lawns, mature planting, a summerhouse, and multiple seating areas that enjoy sunlight throughout the day. The grounds also include several outbuildings offering useful storage and, subject to planning permission, potential for conversion.

The attached annexe provides a unique guest accommodation. Arranged over two floors, it includes an open plan kitchen and dining room on the ground floor, with a double bedroom, sitting room and bathroom above. With its own private entrance and courtyard seating area, it is perfectly suited for visiting guests, as an Airbnb or home office. It could also be easily reintegrated into the main house with minimal work.

Located in the charming village of Salford which is widely regarded as one of the most desirable spots in the Cotswolds, the property also benefits from parking for three cars and set on a quiet lane that is only used by local residents to access their houses. The exceptional garden offers a series of hidden, beautifully designed spaces to explore and enjoy.

The Situation

Salford, Oxfordshire is a small, picturesque village located in the Cotswolds area of England. It lies near the market town of Chipping Norton and is known for its traditional rural charm, with honey-coloured stone cottages and surrounding rolling countryside typical of the region. The village has historic roots dating back centuries and features landmarks such as St Mary the Virgin Church, Salford, which reflects its long-standing community and heritage. Today, Salford remains a quiet residential village, valued for its peaceful setting and proximity to the scenic landscapes of the Cotswolds.







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