

ROSE COTTAGE

FIFIELD, OXFORDSHIRE



A delightful modernised 3 bedroomed 2 bathroom semi-detached period cottage in the idyllic village of Fifield, with generous private parking, garage and workshop, being sold with no onward chain.

Ground Floor: Entrance Hall with study area
Sitting Room • Kitchen/dining • Shower/utility room

First Floor: Three bedrooms • Family bathroom

Outside: Terraced Suntrap Courtyard Garden
Detached south westerly cottage garden, full of David Austin Roses • Garage and Workshop

Butler 
Sherborn

Stow-on-the-Wold Office

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DESCRIPTION

This beautifully presented home combines period charm, character features and modern comfort, with spacious and versatile accommodation arranged over two floors.

The property welcomes you through an inviting entrance hall, which also provides an ideal space for home working or study. At the heart of the home is the sitting room with its thick stone walls, where an impressive inglenook fireplace and newly installed wood-burning stove from Walkers Burford create a warm and atmospheric focal point, perfect for cosy evenings or keeping cool on warm summer days.

The characterful kitchen/breakfast room features exposed Cotswold stone, a charming window seat and a range of integrated appliances, blending practicality with timeless appeal. Flowing seamlessly from the kitchen is the bright conservatory/dining room, an excellent space for entertaining, family gatherings or simply relaxing while enjoying views of the garden. Benefiting from underfloor heating and a favourable aspect, both the kitchen and conservatory can be enjoyed comfortably throughout the year. A utility/shower room and cloakroom complete the ground floor.

Upstairs are three well-proportioned bedrooms and a family bathroom featuring both a separate shower and a freestanding roll-top bath. The principal bedroom benefits from four fitted wardrobes, providing excellent storage.

Outside, the property continues to impress with its beautifully maintained gardens. Directly accessed from the conservatory is a charming walled garden, ideal for al fresco dining and summer entertaining. Beyond, an attractive rose arch leads to a lawned garden framed by established flower borders, creating a tranquil and secluded setting. Additional features include a sunny terrace, garage and potting shed, both with power and



light and offering potential for a home office or gym. There is also off-road parking for up to three vehicles.

Set within an Area of Outstanding Natural Beauty, Fifield is a picturesque village with a strong community spirit, surrounded by rolling countryside, dark skies and an extensive network of beautiful walks. The village hosts a variety of regular events, including Pilates classes, art clubs, annual dog shows and open gardens. Nearby Milton-under-Wychwood offers an excellent range of amenities, including traditional pubs, a popular pizzeria, independent shops and well-regarded healthcare facilities, making it an ideal location for those seeking both rural tranquillity and everyday convenience.

SERVICES

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

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

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 quasieasements 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.



TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney,
OX28 1NB - T: 01993 861000 | W: www.westoxon.gov.uk

COUNCIL TAX

Band D

EPC

Band E



Towns

Burford 4.9 miles
Stow-on-the-Wold 6.1 miles
Bourton-on-the-Water 6 miles



Pubs & Eateries

Feathered Nest Inn 2 miles
The Hare, Milton under Wychwood 2.3 miles
Bruern Farms Shop & Café 2.6 miles



Schools

The Rissington Primary School 5.3 miles
Cotswold School Bourton-on-the-Water 6.1 miles
Kingham Hill School 6.3 miles



Train station

Kingham Station 3.7 miles
Moreton in Marsh station 10.7 miles



Members Clubs

Daylesford Organic Shop & Spa 6.3 miles
Soho Farmhouse 18.5 miles
Estelle Manor 18.4 miles



VIEWINGS

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

DIRECTIONS (OX7 6HQ)

From Stow-on-the-Wold, take the A424 towards
Burford. Approximately 5 miles along the A424 take
the left hand turning signposted Fifield (opposite
the Merrymouth Inn). At the crossroads turn right,
then left, Rose Cottage is up the track on the left-
hand side just before The Cottage.

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Rose Cottage

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft
 Garage & Workshop = 21.6 sq m / 232 sq ft
 Total = 123.4 sq m / 1328 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307392)

