

RAMBLERS COTTAGE

ALVESCOT



An idyllic attached four-bedroom period cottage with extensive gardens and a detached double garage with a one-bedroom annex, combining a total of 6 bedrooms with patio terrace, cottage garden, lawned area and woodland, in all approximately 0.39 acres. Situated on a private lane in the heart of this thriving village.

Ground Floor: Entrance hall • Sitting room
Dining room • Utility • Shower room
Kitchen/breakfast room

First Floor: Three bedrooms • Family bath and shower

Second Floor: Bedroom

Annexe: Kitchen/breakfast/sitting room
Double Bedroom • Shower room • Study

Outside: Driveway parking • Patio terrace
Double Garage with bedroom and adjoining shower room above • Lawn and wooded garden

Butler 
Sherborn

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DESCRIPTION

Dating back to the late 17th Century and forming the middle section of a terrace of three period properties, set well back from the road and approached via a private lane. It has been tastefully renovated and extended and now provides a beautifully presented and deceptively spacious character property.

Accompanying the cottage is a newly built annex with vaulted main reception room, under floor heating throughout, double bedroom and study, ideal for extended family or occasional guests, finished to an exceptional standard. Linked via a carport, a double garage offers good storage and further bedroom and shower room above.

Ideally suited to extended families, or amalgamation of households the property offers a unique and charming prospect in a good village location within easy reach of good schools and access to Oxford.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Fibre broadband. 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.

TENURE

Freehold



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 sup-plies 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.

LOCAL AUTHORITY

West Oxfordshire District Council

COUNCIL TAX

Band C

EPC

Rating D

VIEWINGS

Please telephone Butler Sherborn, Burford Office -
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DIRECTIONS (OX18 PU)

From Burford take the A40 toward Oxford, take the right turn signposted to Shilton and Carterton. At the Carterton traffic lights turn right, continue to the painted roundabout and turn right, signposted Alvescot. Once in the village of Alvescot, just be-fore the village pub on the left-hand side, turn right down a lane called 'The Walk' to a row of three cottages. Ramblers Cottage is the middle property.

what3words: ///cookie.spelling.animals



**Approximate Gross Internal Area 2926 sq ft - 272 sq m
(Excluding Garage)**

Ground Floor Area 1114 sq ft - 104 sq m

First Floor Area 649 sq ft - 60 sq m

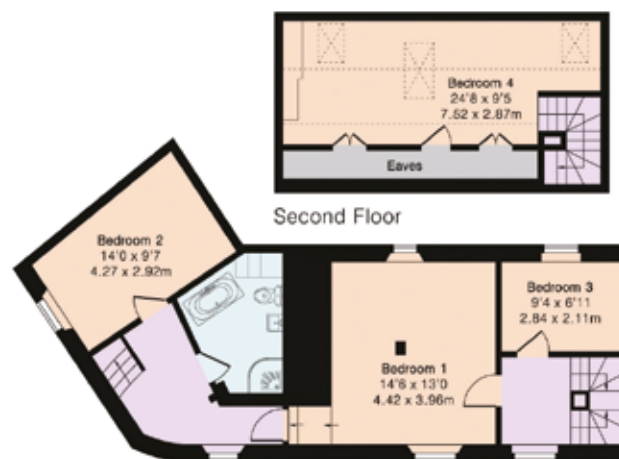
Second Floor Area 247 sq ft - 23 sq m

Annex Area 916 sq ft - 85 sq m

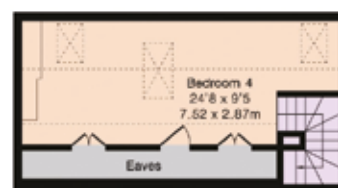
Garage Area 477 sq ft - 44 sq m



Ground Floor



First Floor



Second Floor



Annex Ground Floor



Annex First Floor





Pubs

The Double Red Duke - 2.2 miles
 The Bell, Langford - 3.4 miles
 The Plough, Alvescot - 0.2 miles



Members Clubs & Spa's

Thyme, Southrop - 4.9 miles
 Lakes By Yoo - 7.6 miles
 Soho Farmhouse, Great Tew - 23.2 miles
 Estelle Manor, North Leigh - 14.5 miles



Schools

St Peters School, Alvescot - 0.1 miles
 Burford School, Burford - 6.0 miles
 Hatherop Castle School, Hatherop - 5.2 miles
 St Hughes School - 8.1 miles
 Cokethorpe School, Witney - 9.2 miles



Train Stations

Swindon - 12.5 miles
 Charlbury - 19.1 miles
 Oxford parkway - 28.3 miles

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