



LANCOTTA

LANCOTT LANE, BRIGHTHAMPTON



Lancotta

Lancott Lane, Brighthampton OX29 7QJ

Nestled in the heart of a desirable hamlet this quintessential Grade II, 17th century characterful home is beautifully presented throughout and perfectly combines both historic charm and modern comforts. Period features include exposed beams, flagstone flooring, an oak staircase, an inglenook fireplace with stove, all of which enhance its appeal, and create a unique living environment. The accommodation is set across three floors and has been extended and upgraded over the years resulting in a chic, high spec family home.

Beautifully landscaped, the private garden affords a high degree of privacy and is a fine space to relax, and unwind. The full size clay pizza oven on the patio ensures alfresco dining will be very enjoyable. Overall, this unique property offers 2,513 sq ft of versatile living space in an exceptionally peaceful location.

GUIDE PRICE

£1,100,000



4



3



2



**Delightful
with view**





Lancotta, Witney, OX29 7QJ

Approximate Gross Internal Area = 233.46 sq m / 2513 sq ft

Approximate Gross External Area = 274.15 sq m / 2951 sq ft
(Including Garage)

Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax:

Band F - £3,425.22

Parking:

Off-street parking & Garage

Local Authority:

West Oxfordshire District Council



LOCATION

The favoured village of Standlake, encompassing Brighthampton, is situated approximately 6 miles south of the market town of Witney with Oxford about 13 miles and Abingdon 10 miles. The village itself has a primary school, a post office/stores, village hall, and the Black Horse pub. There are cricket and tennis clubs with water sports available on the surrounding lakes and numerous other active clubs and societies. The picturesque River Windrush flows to the north of the village as it meanders its way to join the Thames further downstream. The village has a prime school with secondary education available at Bartholomew School in Eynsham, nearby Cokethorpe or the Dragon and St Edwards in Oxford. There are direct bus services to Witney and Abingdon. Rail links are available at Didcot Parkway, or Oxford Parkway. Jeremy Clarkson's Farmer's Dog Pub, Estelle Manor and Soho Farmhouse are all a short drive away.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

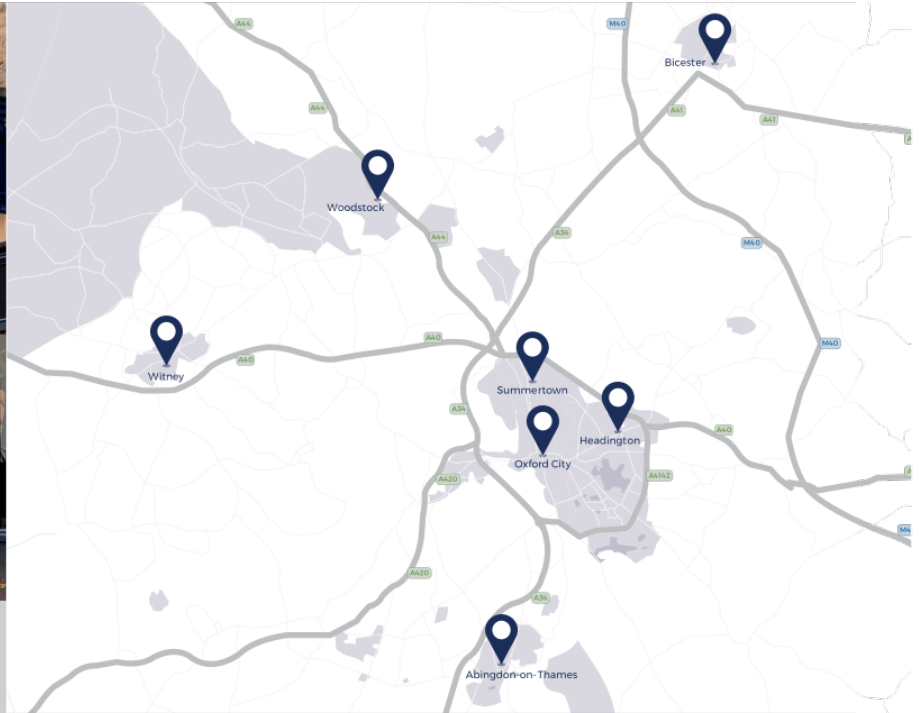
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell,
Sarah Thomas, Julia Briggs,
Rose McDermott and John Bouwer



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



EST. 1947



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.