



Wisteria Cottage 15 Main Road, Fyfield, OX13 5LN

£775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A truly elegant country home with handsome stone and wisteria fronted façade which has been significantly improved and extended by the current owner to create a statement kitchen with central island, large lounge, and glorious landscaped garden.

The cottage originally dates back to the mid 1800`s and has been sympathetically modernised in keeping with the properties age to a leading specification and style. This `picture postcard` country home has a double driveway to the side and internally comprises a large lounge with wood-burning stove, dining nook, beautiful country kitchen with island and large skylight, playroom/formal dining room, high specification shower room, and utility/boot room with stable door to garden.

On the first floor there is a bathroom and three double bedrooms. To the rear and side there is a picturesque landscaped garden which has been thoughtfully planned to create a stunning outside space with well stocked borders, patio area, and pizza oven. For this particularly handsome country home to be fully appreciated; it must be viewed.



Some material information to note: Oil fired central heating. Mains water. Mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed.



Key Features

- Elegant country home which has been wonderfully improved and extended by the current owners.
- Colourful and very good size landscaped garden.
- Double driveway.
- Exceptional country kitchen with island and skylight.
- Large lounge with wood-burning stove and breakfast nook.
- Formal dining room/playroom.
- Handsome stone façade.
- Three double bedrooms.

The Location

Nestled in the heart of Fyfield, this home offers a quintessentially English village lifestyle just 4.5 miles west of Abingdon. Known for its historic stone architecture and tranquil atmosphere, the village is home to the award-winning White Hart, a 15th-century gastro-pub. Residents enjoy the perfect balance of rural seclusion and accessibility, with the nearby A420 and A34 providing rapid links to Oxford, Swindon, and the M40. The location is surrounded by rolling countryside and a network of scenic footpaths and bridleways. Families are well-served by a choice of prestigious schools in nearby Abingdon and Oxford, including Abingdon School and Radley College.

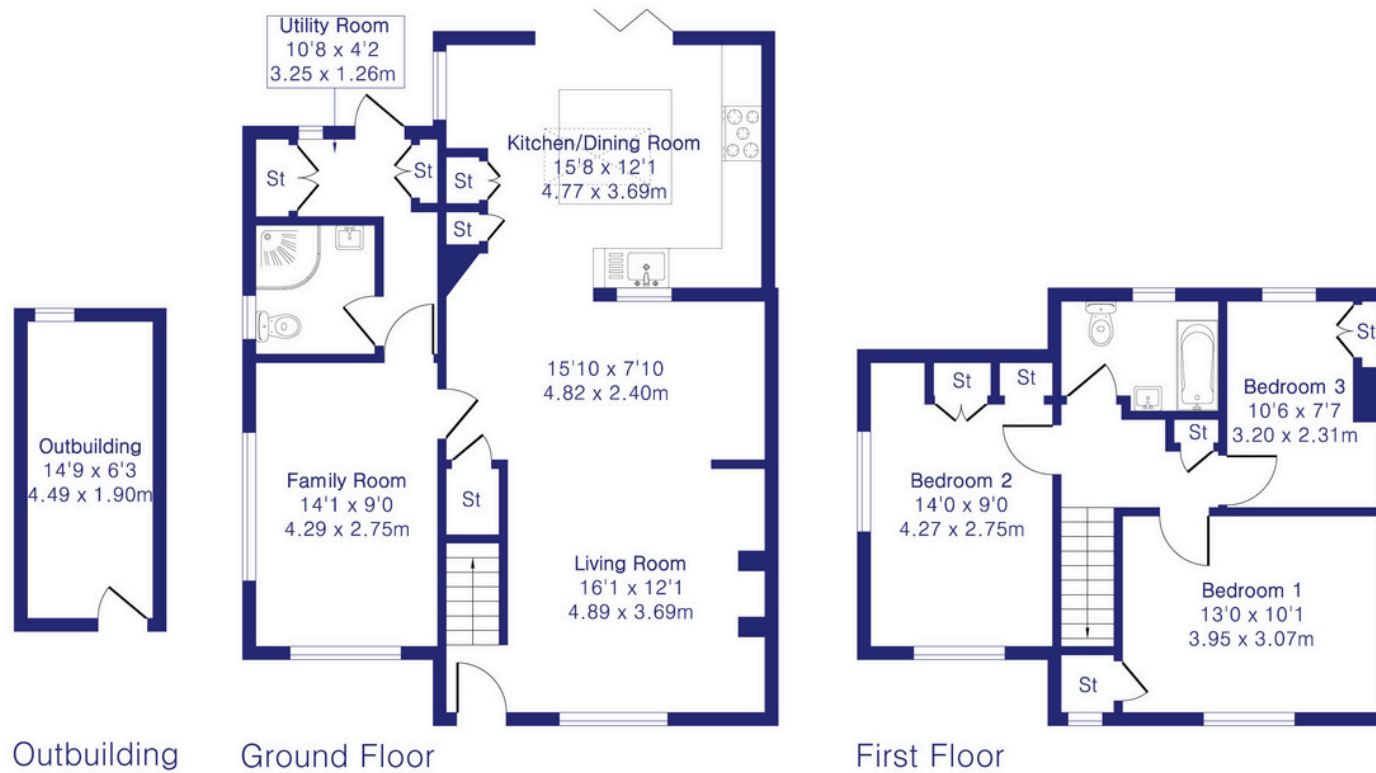


**Approximate Gross Internal Area 1216 sq ft - 113 sq m
(Excluding Outbuilding)**

Ground Floor Area 760 sq ft – 71 sq m

First Floor Area 456 sq ft – 42 sq m

Outbuilding Area 92 sq ft – 9 sq m



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