



Lower Green Cottage
Cuxham | Nr Watlington | Oxfordshire OX49 5NH

LOWER GREEN COTTAGE

A fine example of a farmhouse type property dating back to the 18th Century. Boasting nearly 4,000 sq. ft of well shown accommodation that encompasses character features, stunning views over countryside and a detached double garage incorporating a first floor annex. In all sitting in grounds and gardens of around 0.6 acres.



'Lower Green Cottage' blends modern accommodation, ideal for a family, with spacious rooms and open-plan areas. Of special note is the wonderful farmhouse kitchen/breakfast room that forms the central hub of the property and the bright, high vaulted sun/family room offering extensive views over the front garden. Pleasing external aesthetics, stunning views of surrounding countryside and double garage and a detached annex complete the picture. A property that must be viewed to be appreciated.

There are three reception rooms on the ground floor to include a sitting room, dining room, study, kitchen/breakfast room, conservatory/sun room and a cloakroom. Terracotta flooring is featured throughout many rooms on the ground floor and this creates a pleasing flow from one room to another.

On the first floor there are five bedrooms with three bathrooms. The views from the bedrooms overlook either the extensive gardens or glorious surrounding Oxfordshire countryside. Bedroom One is an impressive main bedroom measuring 31ft x 13ft.

The gardens and grounds are a delightful feature with lawned areas interspersed with flowering and bedding areas and many mature trees, shrubs and bushes. The Marlbrook runs along the western boundary and this small chalk stream encourages nature of all types and adds much to the setting of the property.

There is a detached garage incorporating a stylish contemporary annex with its own private entrance offering a lounge/bedroom area and shower room.

KEY FEATURES

Ground Floor

Entrance/Reception Hall.

Under stairs cupboard, radiator, window to front, built-in cupboard with shelving, stairs to first floor and spotlighting.

Cloakroom.

Low flush w.c, wash basin, tiled splashbacks and window to front.

Study.

A double aspect room with windows to front and side and radiator.

Sitting Room.

Bay window to side, window to rear, radiator and brick fireplace with wooden mantle.

Conservatory/Sun room.

Adjoining the rear of the property overlooking the garden this is a bright, airy and light room ideal for relaxing with doors to outside creating a natural flow from the inside to the outside patio area. Doors to sitting room and dining room.

Kitchen/Breakfast room.

A bespoke custom-made hand crafted kitchen. This impressive room acts as the main social hub to the property. An extensive range of quality cupboards at eye and base level with a soft-close mechanism, wood work surfaces, double drainer ceramic sink unit, Bosch electric hob with oven under, integrated dishwasher, plumbing for washing machine, water-softener unit, tiled splashbacks, spotlighting to ceiling and windows to side and rear with views over the rear garden and views over fields beyond. Double width airing cupboard with shelving, hot water tank and gas boiler serving the central heating system. There is a feature four oven Aga comprising two hobs and warming plate. The Aga runs independently from the main central heating system.

Family Room.

Located directly off the kitchen with two radiators, windows to both sides and wall lighting.



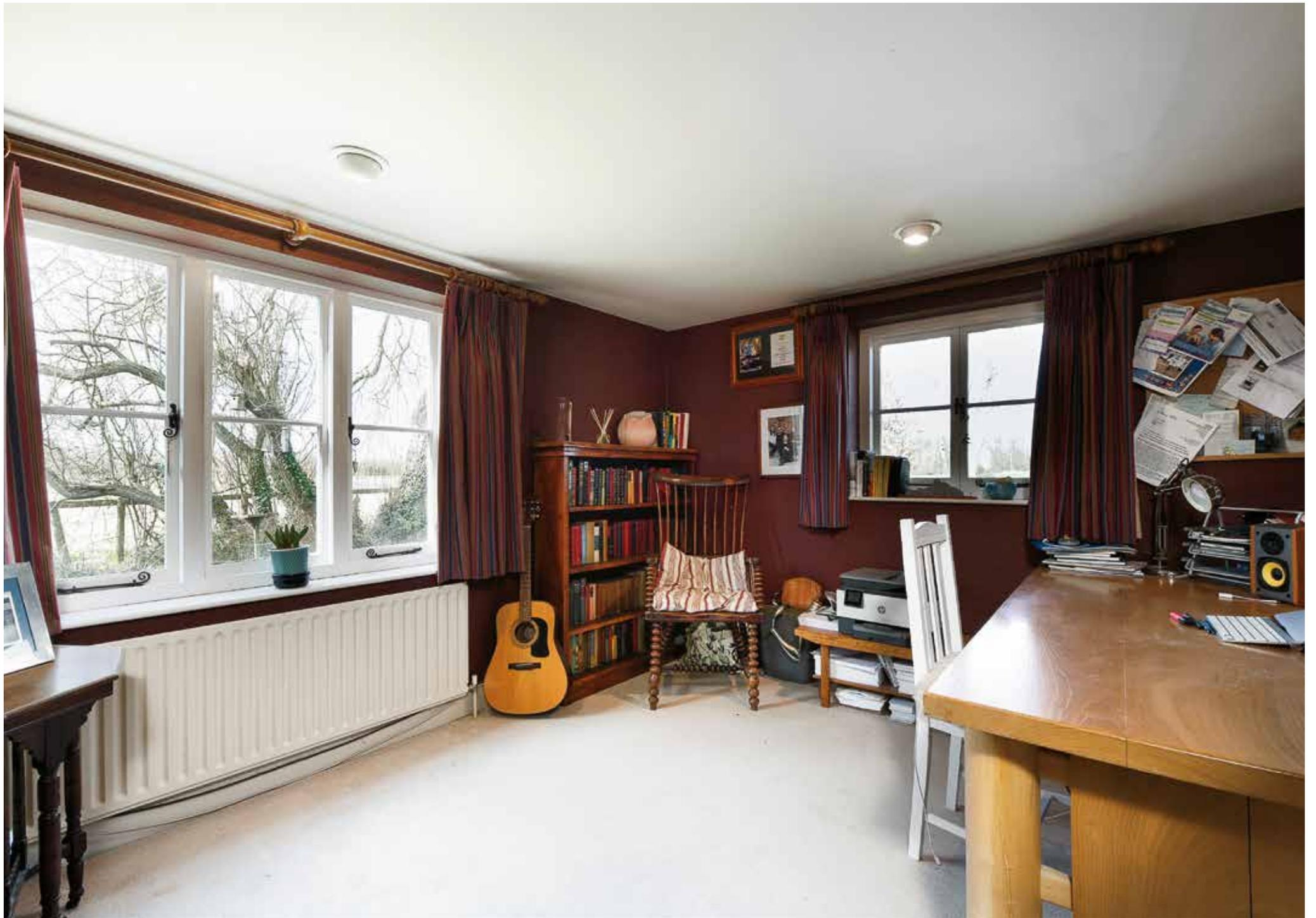














First Floor.

Landing.

There are internal windows to the sun room/conservatory, large walk-in double cupboard and radiator.

Bedroom One.

An impressive main bedroom measuring some 31ft x 13ft. Three radiators, windows to two sides and built-in double wardrobe.

Ensuite Bathroom.

Ceramic flooring, wash basin, roll-over bath with mixer taps, low level w.c, heated towel rail, spotlighting, wall lighting and window to side.

Bedroom Two.

Radiator and window to rear overlooking garden and views beyond.

Bedroom Three.

Radiator and window to side offering extensive views over fields and glorious Oxfordshire countryside.

Bedroom Four.

A double aspect bedroom with two windows (one overlooking fields and countryside), built-in cupboard and two radiators.

Bedroom Five.

Radiator, window with views over countryside, spotlighting to ceiling and access to loft.

Family Bathroom.

Pedestal washbasin, low level w.c, built-in floor level cupboards, splashbacks, panelled bath with mixer taps and shower and window to side.

Shower Room.

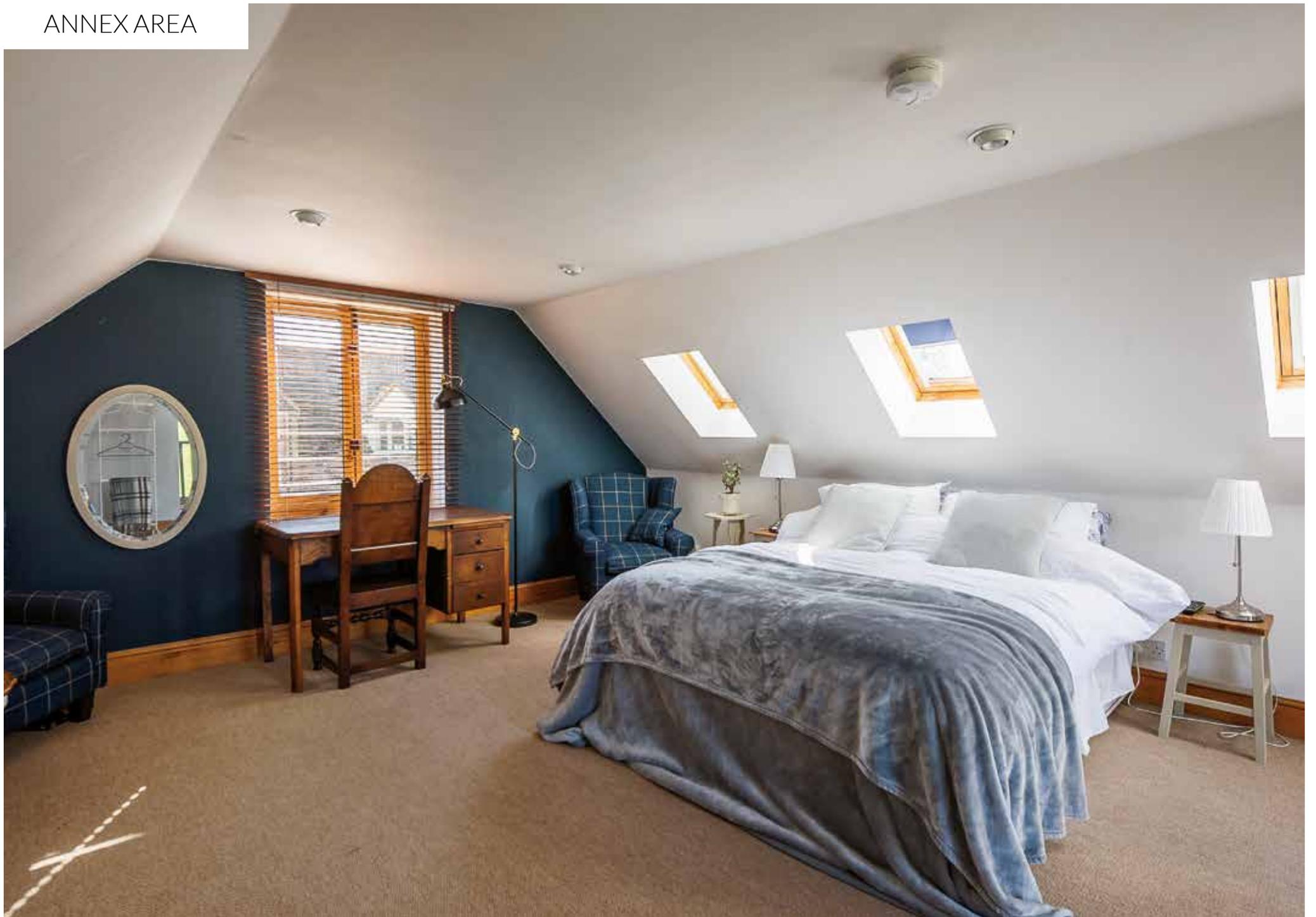
Washbasin with cupboards under, heated towel rail, tiled splashbacks, low level wc and shower cubical with a rain forest shower unit and rinser.







ANNEX AREA









Outside

The approach to Lower Green Cottage is via a long private shingle driveway which leads to the principle parking area located to the rear of the property which accommodates parking for numerous vehicles.

The Rear Garden.

The rear garden is laid mainly to lawn and is interspersed with many shrub and flowering area. There are a number of trees, both deciduous and evergreen, and a willow tree is located next to the brook. Marlbrook runs along the boundary line running (roughly) from south to north and is a lovely feature to the garden which encourages much bird life and other fauna. To the rear of the garage and annex is a chicken coup. The garden is surrounded by fields and countryside and provides a stunning setting to the property.

The Front Garden.

Is laid principally to lawn and enjoys a patio/seating area which adjoins the rear of the property making this is an area ideal for entertaining and outside dining with views across the front garden. The Marlbrook flows along the boundary line and there are numerous mature trees in the front garden.

Double Garage.

Double garage with two separate timber doors, door to rear and two windows overlooking the rear garden.

First Floor Garage Annex.

Bedroom/Sitting Room. A highly versatile area with income potential for renting. Stylish accommodation with a bedroom/sitting room, Velux windows, a further window, two storage heaters and spotlighting.

Shower Room.

Laminated flooring, low flush w.c, heated towel rail, shower cubical with shower unit and shower, pedestal wash basin with tap and separate hot tap from water heater.



LOCATION

Cuxham is a small compact village dating back to Medieval times with brick and colour-washed timber-framed cottages spread out along one side of the street and with a chalk stream, the Marlbrook, running along the other. Most of the village lies within a conservation area. Any infilling of newer homes has been carried out with the greatest of care and blend well with their older counterparts. At the east end of the village is Cuxham Mill. Most of the present building dates from the mid-18th century. The Half Moon public house was built in the 17th century. It was recently modernised and today serves as a pizzeria and gastro pub. There is a genuine sense of community within the village with many activities for all age groups.

Cuxham lies roughly equidistant between the large villages of Watlington (1.5 miles) and Chalgrove (2 miles.) Watlington offers a Co-op, bakery, a number of cafes/delis, a library, fish and chip take-away and petrol/service station. Chalgrove is very well served with two village shops that cater for day to day needs. There is a florist, post-office, chemist and a doctor's surgery.

Commuter

The M40 motorway is about 2 & 1/2 miles (4 km) from Watlington, with access at junctions 5 and 6. There are frequent coach services to Oxford and London, and to London's Heathrow and Gatwick airports, from M40 junction 6 at nearby Lewknor. A local bus route links Cuxham to central Oxford. Train stations can be found at Princes Risborough (Chiltern Railways-London Marylebone.) and Goring (GWR-Paddington.)



INFORMATION

Tenure
Freehold

Local Authority
South Oxfordshire District Council

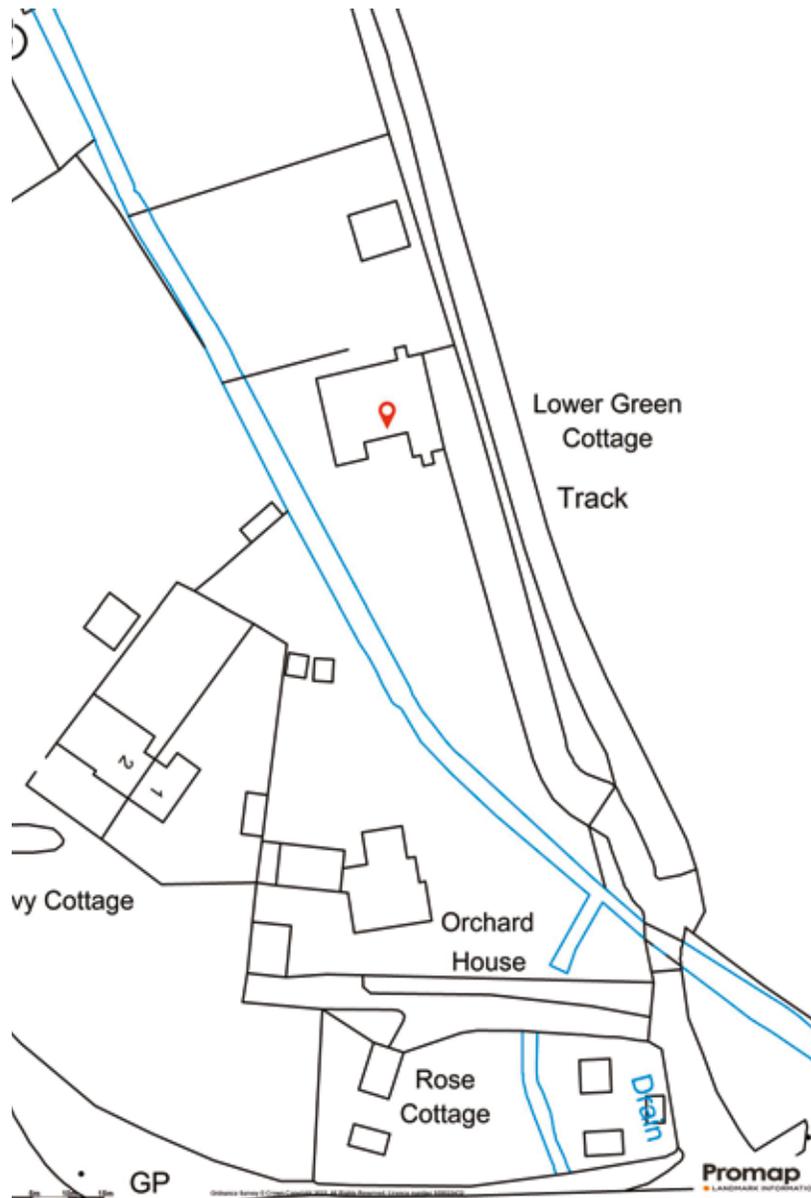
Services.
Mains Gas, Electricity and drainage.

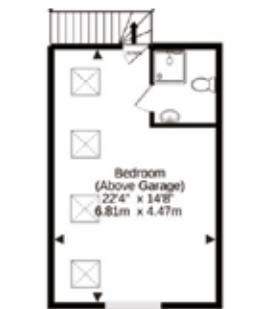
EPC Rating D

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01865 953 244

Website
For more information visit www.fineandcountry.com/uk/oxford

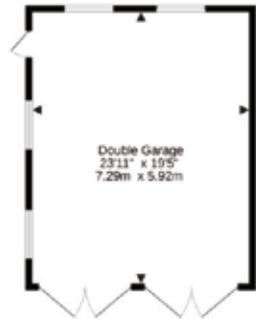
Opening Hours:
Monday to Friday 8.00am–6.30pm
Saturday 9.00am–4.30pm
Sunday 10.00am–4.00pm





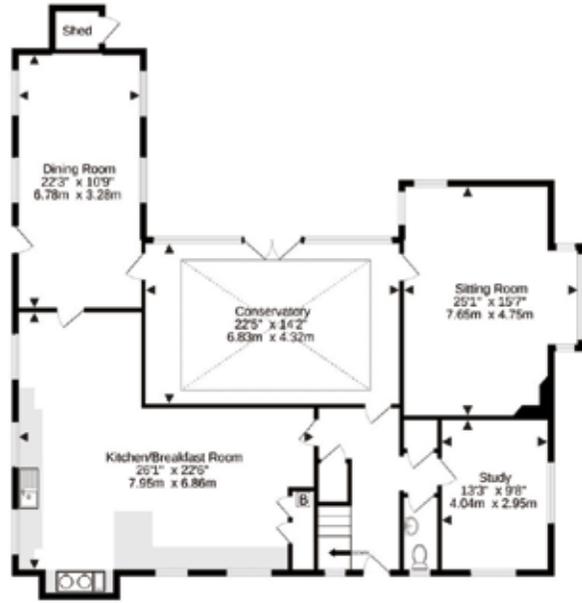
Bedroom
(Above Garage)
22'4" x 14'8"
6.81m x 4.47m

Approx. Floor
Area 329 Sq.Ft.
(31 Sq.M)



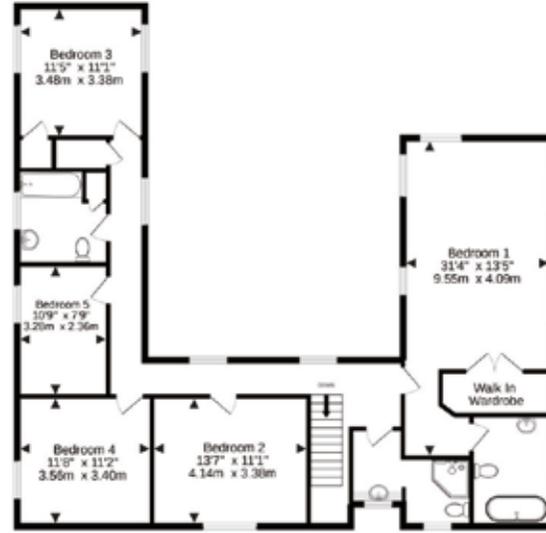
Double Garage
23'11" x 19'5"
7.29m x 5.92m

Approx. Floor
Area 471 Sq.Ft.
(44 Sq.M)



Ground Floor

Approx. Floor
Area 1795 Sq.Ft.
(167 Sq.M)



First Floor

Approx. Floor
Area 1362 Sq.Ft.
(127 Sq.M)

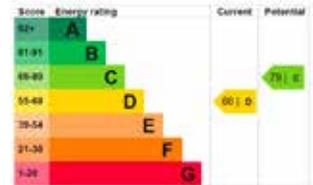


The approximate total area for the elements of the property represented on the floorplan is 368 SqM (3957 Sq.Ft)



Lower Green Cottage, Cuxham, Watlington, Oxfordshire, OX49 5NH

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. 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. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.



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We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

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Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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