



GLYM COTTAGE, GLYMPTON ROAD, WOOTTON









# Glym Cottage, Glympton Road, Wootton, OX20 1EL

Freehold

- A rare opportunity within the highly regarded village of Wootton
- Generously proportioned with 2722 Sq.Ft of living accommodation
- An ideal canvas for those looking to enhance a home to their own standards
- Panoramic views across open countryside
- Ample driveway parking
- Substantial cottage with four bedrooms
- Two reception rooms
- Large wrap around gardens
- 423 Sq.Ft of outbuildings

A compelling opportunity to restore and reimagine a substantial period cottage in the highly regarded village setting of Wootton. Subject to a series of sympathetic extensions over previous decades, Glym Cottage offers extensive, versatile accommodation and an outstanding canvas for further enhancement.

Internally the property unfolds over 2722 Sq.Ft. Stone walls and fireplaces supply a wealth of period charm. The ground floor comprises a kitchen with utility area, traditional dining room and two generously proportioned reception rooms, with double doors to a private sunken patio area. The first floor has four bedrooms, including one with ensuite, and a family bathroom.

Particularly noteworthy are the beautiful gardens which envelope the home, creating a wonderful sense of tranquillity. In addition, two useful outbuildings provide excellent ancillary space and offer exciting opportunities for a range of future uses, whether as workshops, studios or conversion opportunities (subject to consents). There is generous parking for several vehicles. Offered with no onward chain.



# Glym Cottage, Glympton Road Wootton, Woodstock OX20 1EL

Main House = 252.88 sq.m / 2722 sq.ft

Outbuilding = 39.30 sq.m / 423 sq.ft

Total = 292.18 sq.m / 3145 sq.ft

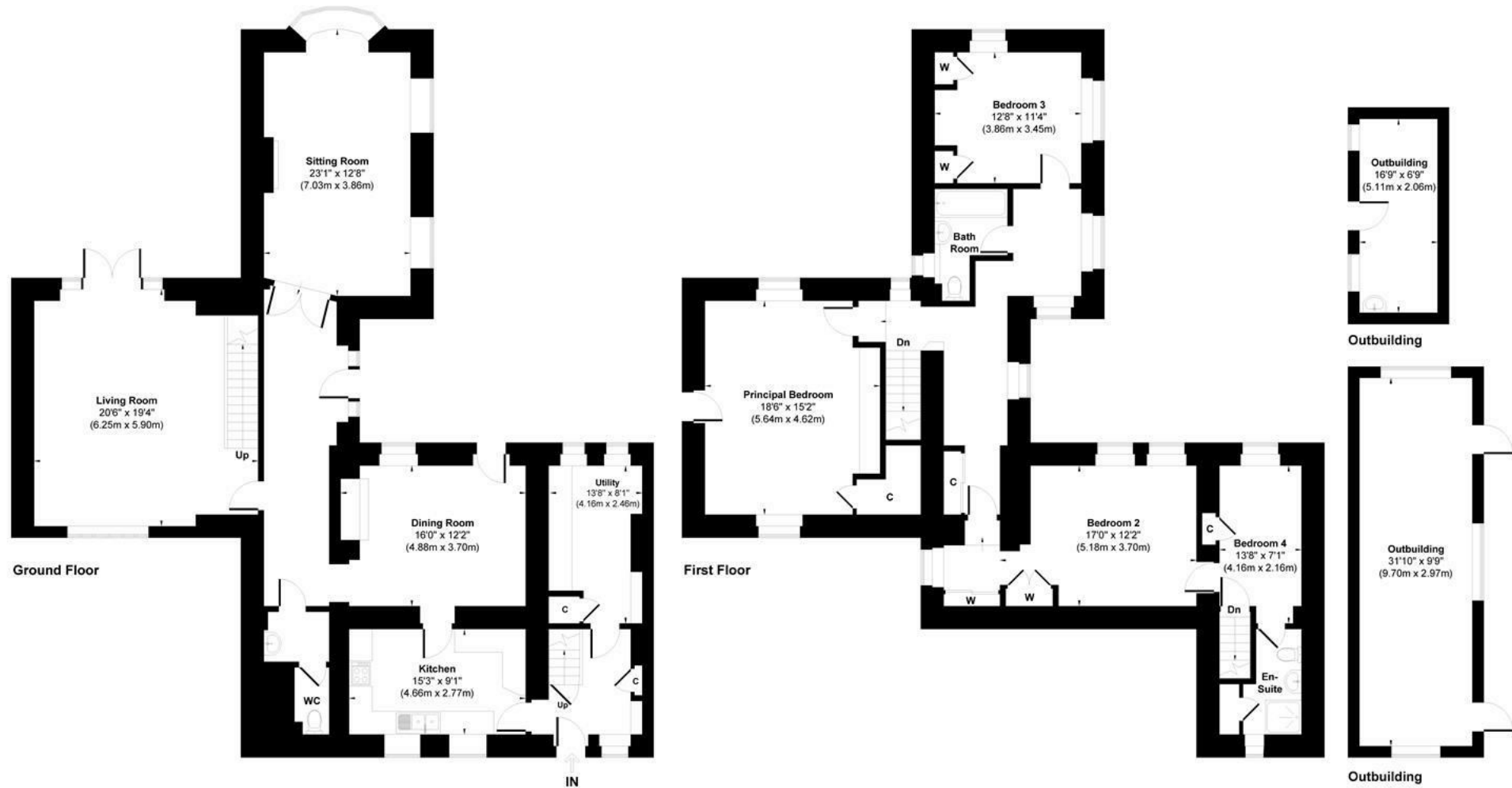


Illustration for identification purpose only, measurements approximate and not to scale.





## CONTACT

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Wootton

A beautiful example of a traditional English village, with an active and vibrant community. Set around the River Glyme and surrounded by beautiful countryside, it is located just two miles north of Woodstock and is convenient for Oxford and its superb transport links, as well as being just a short drive from Soho Farmhouse. Amenities include a village shop with Post Office facilities, an imposing church and an excellent gastro/ village pub, The Killingworth Castle. There are gorgeous country walks through water meadows and across farmland.

**Local Authority:** WODC

**Council Tax Band:**

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