



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

1 Bishops Cottage, Church Road, Cuddesdon, OX44 9HE



CUDDESDON

Perched on a hilltop in the heart of the South Oxfordshire countryside, Cuddesdon is a sought-after village, with attractive period properties, rolling countryside and far-reaching views. Home to the renowned Ripon College Cuddesdon, the village has long been affectionately known as 'Holy Hill', reflecting its rich ecclesiastical heritage.

Despite its idyllic rural setting, Cuddesdon is exceptionally well connected. The historic city of Oxford is approximately eight miles away, Junction 8 of the M40 can be reached in under ten minutes and Haddenham & Thame Parkway offers regular rail services to London Marylebone, making it an excellent choice for commuters.

The village enjoys a strong sense of community and offers a range of amenities including the popular Bat & Ball countryside pub, the historic parish church and village recreational grounds. Surrounded by an extensive network of footpaths, it provides wonderful opportunities for walking and enjoying the surrounding countryside. Combining rural tranquillity with excellent accessibility.

Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC D



BISHOPS COTTAGE

Situated in the heart of the well-regarded village of Cuddesdon, Bishops Cottage is a much-loved period home that has been sympathetically extended and beautifully maintained by the current owners.

Stepping through the front door, you are welcomed into a lovely dining room with terracotta tiled flooring and exposed beams, which continue into the adjoining dual-aspect sitting room. Centred around a fireplace with a wood-burning stove, this is a wonderfully cosy and inviting space. A carefully designed rear extension enhances the living accommodation with rooflights and full-height glazing incorporating a door opening onto the garden. Flooded with natural light, it creates a seamless connection to the garden and terrace beyond and provides an enjoyable everyday living space. A useful utility room is accessed from the sitting room and, in turn, provides access to the covered carport.

The kitchen/breakfast room is well proportioned and fitted with a contemporary range of white cabinetry complemented by solid wood worktops, providing an excellent amount of storage and preparation space.

The first floor offers three double bedrooms with built in wardrobes together with a well-appointed family bathroom featuring both a bath and separate shower. The principal bedroom with en suite shower room is particularly well proportioned and enjoys a vaulted ceiling, adding to its sense of space. A fourth walk-through room offers excellent flexibility and could be used as a nursery, dressing room, home office or occasional bedroom.

Outside, the property benefits from a covered carport providing parking for two cars and useful side access. The rear garden has been thoughtfully landscaped for ease of maintenance and enjoys a lovely terrace, providing the perfect setting for al fresco dining or relaxing with family and friends.

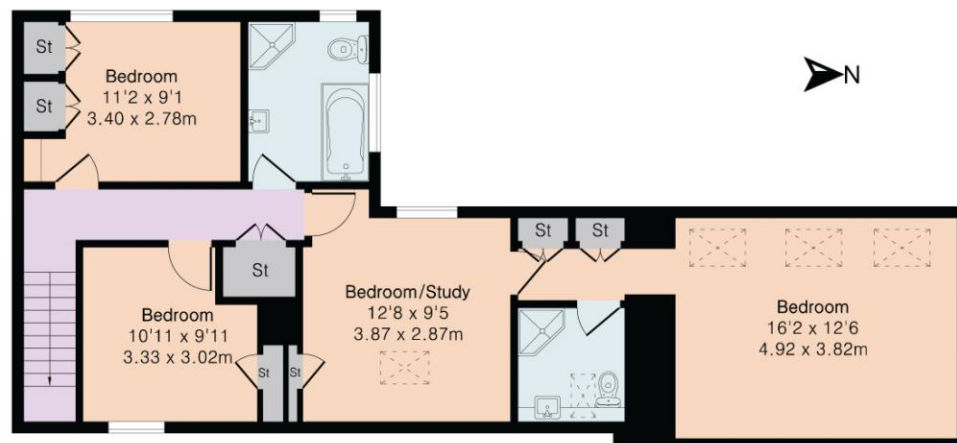
Beautifully maintained throughout, Bishops Cottage is a home of genuine warmth and character, occupying a discreet position within one of South Oxfordshire's well-regarded and well-connected villages.



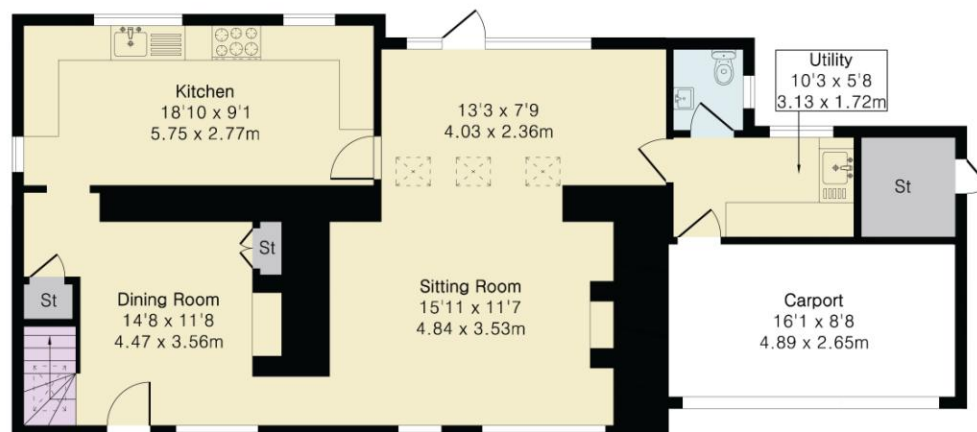
**Approximate Gross Internal Area 1653 sq ft - 154 sq m
(Excluding Carport)**

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 804 sq ft – 75 sq m



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

EPC D

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN & ASSOCIATES**

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 RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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