



1 Gilton Cottage
Stoke Talmage
Oxfordshire, OX9 7ET

Guide Price
£625,000



Charming Three Bedroom Cottage With Driveway, Garage And Generous Garden Backing Onto Open Countryside In A Highly Sought-After Village Setting.

1 Gilton Cottage enjoys a particularly scenic setting, backing directly onto open countryside with far-reaching rural views. Upon entering, a central entrance hall provides access to the principal ground floor accommodation. To the front, the sitting room is a well-proportioned space, enjoying a bright dual-aspect and centred around a charming log burner, creating a warm and inviting focal point. The dining room sits to the rear and leads through to the conservatory, which overlooks the garden and provides additional reception space, although it would now benefit from replacement, subject to a purchaser's requirements. The kitchen has been recently updated and is fitted with a range of high-gloss units complemented by grey worktops, offering a clean and contemporary finish with space for essential appliances. A side lobby leads through to a useful utility/boot room, providing additional storage and space for laundry appliances, ideal for day-to-day living. The family bathroom is accessed from the hallway and is fitted with a modern white suite, incorporating both a bath with overhead shower. To the first floor are three bedrooms. The principal bedroom enjoys a pleasant rear aspect over the garden and countryside beyond, while the remaining bedrooms offer comfortable and versatile accommodation. Externally, the property benefits from a private driveway and garage, together with a generous garden extending to the side and rear. The garden backs directly onto open fields, creating a high degree of privacy and a wonderful outlook. A useful shed and garage provide additional storage. Surrounded by open fields and rolling landscape, this is an ideal position for those seeking a quieter lifestyle with immediate access to walks and the natural beauty of the Oxfordshire countryside.

EPC: E Council Tax: D, Freehold, private drainage, oil central heating

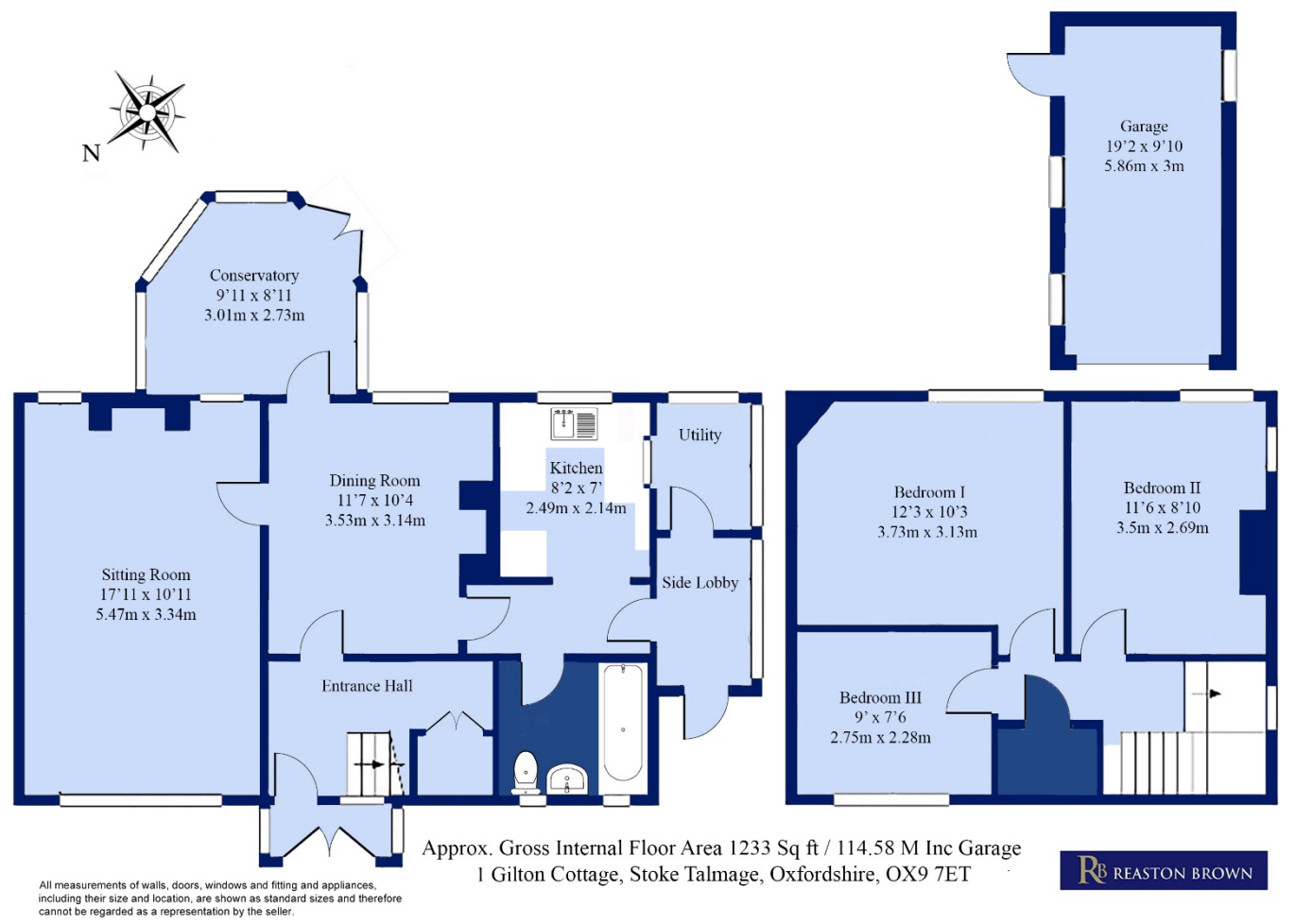
Situation

Stoke Talmage is a picturesque and highly regarded Oxfordshire village, ideally positioned between the vibrant market town of Thame and the historic city of Oxford. Surrounded by open countryside and lying close to the Chiltern Hills, the village offers an attractive balance of rural tranquillity and excellent accessibility. Thame provides a wide range of everyday amenities including independent shops, cafés, restaurants, supermarkets and a popular weekly market, while Oxford offers an extensive selection of shopping, dining, cultural attractions and employment opportunities. For commuters, Haddenham & Thame Parkway station offers a direct rail service to London Marylebone, complemented by convenient access to the M40. The surrounding area is well known for its scenic walks, cycling routes and outdoor pursuits, with a strong selection of well-regarded schooling available locally, including access to grammar schools. Stoke Talmage is an ideal location for those seeking a traditional village setting without compromising on connectivity and convenience.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Viewing is Strictly by Appointment through Reaston Brown

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