



## Ramblers Cottage

The Walk | Main Road | Alvescot | Bampton | Oxfordshire | OX18 2PU

 FINE & COUNTRY

# STEP INSIDE

## Ramblers Cottage

Charming mid terrace cottage with approximately half an acre of private garden and grounds. Beautifully blending timeless charm with the flexibility required for modern living.

Steeped in history and brimming with character, this enchanting 17th century Cotswold stone cottage is a wonderful example of period architecture, beautifully blending timeless charm with the flexibility required for modern living.

One of three cottages constructed from mellow honey-coloured Cotswold stone and nestled within attractive gardens and courtyard grounds, the property exudes warmth and authenticity throughout. Original features including exposed beams, deep-set windows, natural stonework, and impressive fireplaces serve as a reminder of the cottage's rich heritage, whilst sympathetic improvements have created a home perfectly suited to contemporary family life.

Extending to approximately 2,926 sq. ft of accommodation (excluding the garage), the property offers a rare combination of character, versatility, and lifestyle appeal.

### Key Features

- Quintessential 17th Century Cotswold stone cottage
- Four-bedroom principal residence arranged over three floors
- Two Substantial self-contained annexes
- Ideal for multi-generational living, guest or au pair accommodation
- Study/home office and flexible ancillary reception space
- Extensive driveway parking, large garage, and carport
- Attractive courtyard gardens with mature planting

- Outdoor entertaining areas including wood-fired pizza oven
- Highly versatile lifestyle property
- Located within one of the Cotswolds' most sought-after settings

### Step Inside

Beyond the charming stone façade, a welcoming entrance leads into the heart of this delightful cottage.

The sitting room is a wonderfully atmospheric space, rich in period character, featuring exposed timbers, deep-set windows, and an impressive inglenook fireplace with wood-burning stove. Both elegant and inviting, it is a room designed for cosy winter evenings and relaxed entertaining.

To the rear of the property lies the beautifully appointed kitchen/breakfast room, where traditional character meets contemporary styling. A striking roof lantern floods the room with natural light, whilst doors open directly onto the courtyard terrace, seamlessly connecting indoor and outdoor living. This sociable space forms the true heart of the home and is perfectly suited to modern family life.

A useful utility room and cloakroom provide practical day-to-day convenience.

Arranged over the upper floors are four characterful bedrooms, each enjoying its own unique charm and outlook. The principal bedroom offers generous proportions, whilst the remaining bedrooms provide flexible accommodation for family, guests, or home-working requirements. A well-appointed family bathroom serves the first floor, with an additional bedroom occupying the second floor, creating an ideal guest suite or private retreat.





# SELLER INSIGHT

“ We were drawn to Ramblers Cottage from the moment we first saw it. Set back from the road in an idyllic position, it had an immediate sense of charm and character that felt both welcoming and timeless. The setting was equally important to us: beautiful walks begin right from the doorstep, while the village itself offers the added pleasures of a tennis court and children’s play park, giving the area a wonderfully balanced sense of countryside living and community life.

Inside, the sitting room quickly became one of our favourite spaces. With its rich colour palette, exposed beams, and glowing fire in winter, it has a warmth and atmosphere that make it hard to leave on colder evenings. The house feels deeply comfortable in every season - cool and calm in summer thanks to its thick walls, then wonderfully cosy in winter once the Aga is on and the fires are lit.

One of the greatest strengths of the property has been its flexibility. The annexe accommodation has been invaluable over the years, giving friends and family a completely private place to stay. It works equally well for multi-generational living, whether for elderly relatives needing ground-floor access or for an au pair wanting independence. The layout of the main cottage itself is full of character, with two staircases leading to the first floor and a third staircase rising to the attic bedroom, while the extension creating the open-plan kitchen and dining area has transformed the way we live and entertain.

The house is beautifully sheltered by mature trees, which protect it from the wind and create a wonderfully peaceful atmosphere. At the rear, the south-facing aspect turns the garden into a real sun trap. We’ve spent countless afternoons and evenings outside enjoying the privacy and space, and the back garden gate provides safe access for children to wander through to the tennis court and play park.

Living here has made everyday life feel easy. Being centrally located within the Cotswolds means excellent schools, picturesque villages, and amenities are all within straightforward reach, while Oxford and Cheltenham are both around half an hour away. The house has also been perfectly suited to entertaining, with ample parking for up to six cars and gardens large enough to host gatherings comfortably.

Over the years, the garden has been the backdrop to many memorable occasions. Summer pizza oven evenings and barbecues have become regular traditions, while the village safari supper has been one of the loveliest ways to meet people and feel part of the community. There is a genuine friendliness here that feels relaxed and natural.

The location itself offers so much to enjoy. Excellent pubs, cafés, and farm shops are all nearby, from The Double Red Duke in Clanfield to Blake’s café, The Bell at Langford, Burford Garden Company, and even Jeremy Clarkson’s Farmers Dog. The Plough pub in the village also serves excellent food and Filkins outdoor pool is only a few minutes away. For those who enjoy the countryside, there are wonderful walks and bridleways in every direction. Horse lovers are particularly well catered for with nearby liveries and extensive riding routes.

If I were to offer any advice to the next owners, it would simply be to embrace the lifestyle the house naturally encourages. Make use of the space, join in the safari supper, and host a course, walk to the pub across the old track for Sunday lunch, and enjoy the rare balance of privacy, community, and countryside that Ramblers Cottage offers so effortlessly.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP OUTSIDE

## Ramblers Cottage

### Self-Contained Annexes

One of the property's most attractive and versatile features is the two substantial self-contained annexes. One of the annexes is arranged entirely on a ground floor level, with parking conveniently located directly outside.

Thoughtfully designed to provide complete independence from the main residence, the annexe offers exceptional flexibility and comprises a spacious open-plan kitchen/living/dining room, a generous guest bedroom, study, bathroom facilities, and an additional first-floor reception room.

Whether utilised for multi-generational living, guest accommodation, or as accommodation for an au pair, the annexe provides a rare opportunity to adapt the property to a variety of lifestyle requirements whilst maintaining privacy for both occupants.

### Step Outside

The property is approached via a generous shared driveway providing extensive parking together with access to a substantial garage and carport.

The delightful courtyard gardens have been thoughtfully designed to create a series of private outdoor spaces, ideal for entertaining and relaxation. Beautifully stocked borders, mature planting, and climbing roses complement the period character of the cottage, whilst a charming wood-fired pizza oven creates the perfect setting for summer gatherings and al fresco dining.

Beyond the courtyard, further areas of garden provide peaceful places to sit and enjoy the surrounding environment, completing this idyllic Cotswold setting.

### Location

Ramblers Cottage enjoys a delightful position within the heart of the highly regarded Oxfordshire village of Alvescot, a thriving rural community surrounded by beautiful countryside and an abundance of walking, riding and cycling routes. The village benefits from a well-regarded Church of England primary school and a traditional village pub, creating a wonderful balance of country living and everyday convenience.

The nearby market town of Burford (approximately 6 miles) offers an excellent selection of independent shops, cafés, restaurants, and everyday amenities, whilst Witney (approximately 6 miles) and Faringdon (approximately 8 miles) provide a wider range of shopping, leisure, and schooling facilities. The historic city of Oxford is approximately 18 miles away, with Cheltenham approximately 20 miles to the west.

Excellent transport links are available, with mainline rail services from Charlbury Railway Station (approximately 10 miles) providing direct services to London Paddington, whilst Didcot Parkway Railway Station (approximately 25 miles) offers fast and regular connections to London, Oxford and the West Country.

Within the village itself, residents enjoy the welcoming atmosphere of The Plough Inn, whilst a wider choice of renowned country inns, gastro pubs and restaurants can be found throughout the surrounding Cotswold villages. Families are well catered for with St Peter's Church of England School in the village, together with an excellent selection of highly regarded state and independent schools in Burford, Oxford and the surrounding area.





# INFORMATION

## Ramblers Cottage

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Tenure – Freehold

Council Tax Band C - West Oxfordshire District Council

Property Construction – Standard – stone with stone tiled roof - Mid terrace property

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage – Mains drains only

Heating – Oil-fired central heating and LPG gas – there will be maintenance costs so please speak with the agent for further information.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ cars.

Total Internal Floor Area - 2,926 sq. ft

Notes – The property is situated in Alvescot Conservation Area.

There is one tree on the property with a Tree Preservation Order.

The property is subject to and benefits from drainage rights, including rights relating to a nearby watercourse and neighbouring land, and rights and easements. The property is not subject to any shared drainage costs in relation to the nearby watercourse.

The property is subject to restrictive covenants, so buyers should be aware there may be some limitations on use or alterations – please speak with the agent for further information.

### Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

### Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619 919 – [kathryn.anderson@fineandcountry.com](mailto:kathryn.anderson@fineandcountry.com).

### Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-and-cirencester-estate-agents>

**Approximate Gross Internal Area 2926 sq ft - 272 sq m  
(Excluding Garage)**

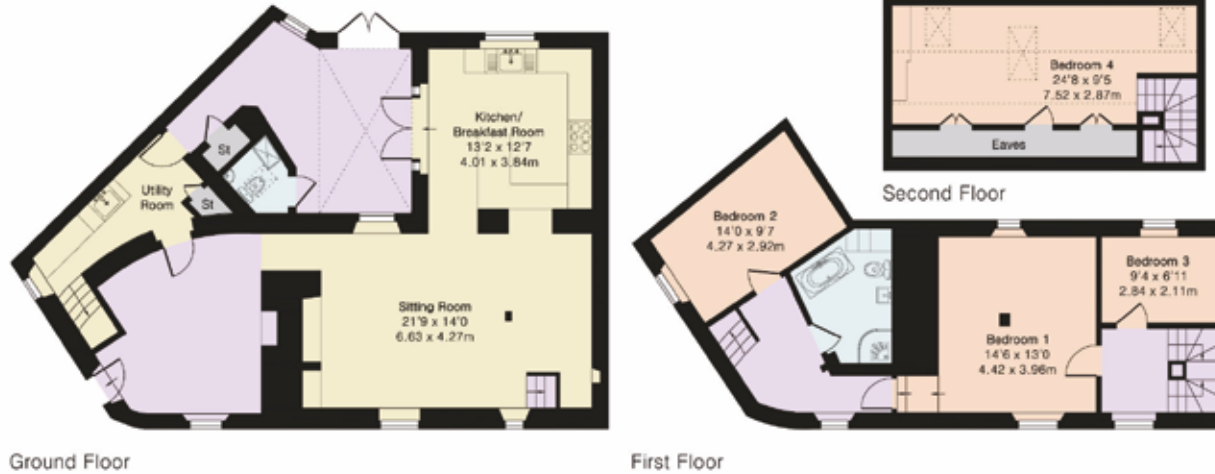
Ground Floor Area 1114 sq ft – 104 sq m

First Floor Area 649 sq ft – 60 sq m

Second Floor Area 247 sq ft – 23 sq m

Annex Area 916 sq ft – 85 sq m

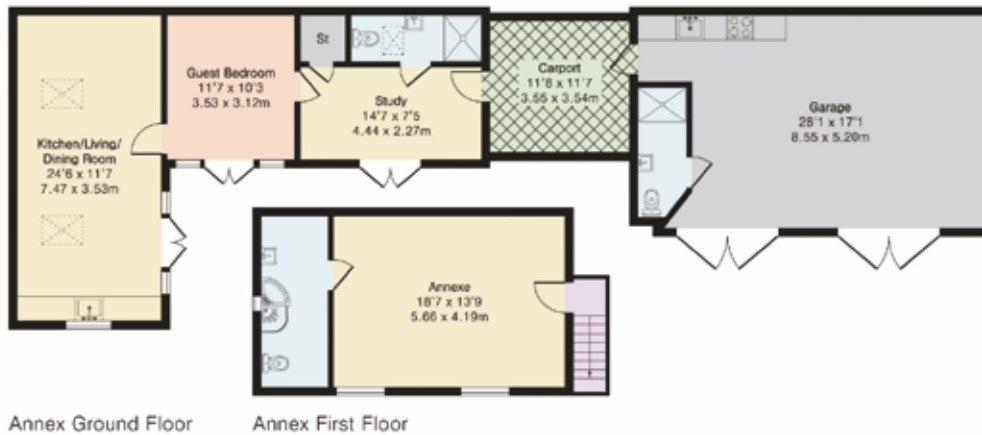
Garage Area 477 sq ft – 44 sq m



Ground Floor

First Floor

Second Floor



Annex Ground Floor

Annex First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		72 C
55-64	D		
39-54	E	52 E	
21-38	F		
1-20	G		



# KATHRYN ANDERSON

PARTNER AGENT

follow Fine & Country on



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