



ROOD COTTAGE

CHURCH LANE, SHILTON, OXFORDSHIRE

A charming three-bedroom period stone cottage, situated in an elevated position in the desirable village of Shilton

Ground Floor: Entrance Hall • Kitchen/Breakfast Room
Sitting Room • Rear Entrance Lobby • Cloakroom

First Floor: Landing • Principal Bedroom
Bath and Shower Room • Double Bedroom

Second Floor: Bedroom Three

Outside: Courtyard Garden • Gated Parking



Butler 
Sherborn

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DESCRIPTION

Rood Cottage is a charming period Cotswold stone cottage set in a prominent, elevated position within the village of Shilton. Dating partly from the late 17th century, with 19th century additions, the property offers an abundance of character, featuring mullion windows, exposed beams and thick stone walls.

Arranged over three floors, the cottage offers generous accommodation with attractive views across the village and Shill valley. The property features three double bedrooms and a well-appointed family bathroom.

To the front is a well-planted border overlooking the village green, while to the rear a secluded south-facing cottage garden is stocked with David Austin roses and surrounded by mature hedging and double gates, with secure parking and two useful stores.

This is a beautifully presented period cottage in an exceptional setting, ideal as a primary residence, second home or investment opportunity.



SERVICES

Mains water, mains drainage, mains electricity. Oil fired central heating. Broadband with Gigaclear. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

TENURE

Freehold

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000

W westoxon.gov.uk

COUNCIL TAX

Band F



VIEWINGS

Please telephone Butler Sherborn, Burford Office - T: 01993 822325 or The London Office - T: 0207 839 0888
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DIRECTIONS (OX18 4AE)

From Burford roundabout take the A40 towards Oxford. Take the first turning right on to Shilton Road - B4020 for approximately 2 miles, turn right on to Bridge Street and through the village passing the Rose & Crown pub on your right. Follow the road to the right and up the hill and turn left on to Church Lane. The double gates to the cottage signposted Rood Cottage can be found on your left hand side.

what3words: ///inefficient.really.assorted





Pubs

The Farmer's Dog - 2.6 miles
The Swan, Swinbrook - 2.6 miles
Rose & Crown, Shilton - 0.2 miles



Schools

Burford Primary & Secondary Schools - 2.8 miles
Hatherop Castle - 8.7 miles
Cokethorpe School - 8.8 miles
Southrop Primary School - 6.7 miles



Train station

Charlbury - 11.5 miles
Oxford - 19 miles



Members Clubs

Estelle Manor - 13 miles
Soho Farmhouse - 20 miles
Daylesford Farmhouse - 13.7 miles



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Approximate Floor Area = 118.8 sq m / 1279 sq ft
Outbuilding = 11.3 sq m / 122 sq ft
Total = 130.1 sq m / 1401 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89695

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