



Lancotta
Lancott Lane | Brighthampton | Standlake | Oxfordshire | OX29 7QJ

FINE & COUNTRY

KEY FEATURES

Lancotta

Tucked away on a quiet no-through lane in the picturesque hamlet of Brighthampton, just outside the sought-after village of Standlake, Lancotta is a truly captivating Grade II listed Cotswold stone home. With its charming, thatched roof and elegant stone façade, this 17th-century residence offers timeless kerb appeal, while a striking contemporary extension to the rear brings a light-filled, modern dynamic—offering the best of both worlds.

Inside, the home is a masterclass in character and comfort. Original features such as flagstone flooring, exposed beams, and an inglenook fireplace celebrate its heritage, while recent enhancements—including a spectacular kitchen/dining extension—deliver effortless modern living. This sociable space with its expansive sliding glass doors, opens onto a west-facing terrace complete with a pizza oven—perfect for al fresco dining.

The accommodation is arranged over three floors and includes four generously proportioned double bedrooms and two stylish bath/shower rooms. The principal bedroom suite enjoys garden views, built-in wardrobes, and access to a private balcony with spectacular sunset vistas. A second-floor bedroom is ideal for guests or as a peaceful home office. On the ground floor, two welcoming reception rooms offer versatile living—ideal for quiet evenings, fireside relaxation, or family movie nights.

The rear garden is a tranquil haven—easy to maintain and thoughtfully designed for both entertaining and everyday enjoyment. It features a pergola, herbaceous borders and a newly installed double garden shed with power. Electrics are already in place for future additions such as a hot tub, sauna, and/or garden studio. To the front, a lavender garden sits behind a traditional Cotswold stone wall, creating a charming approach.





SELLER INSIGHT

“When the current owners first discovered this enchanting 17th-century thatched cottage in Standlake, it was love at first sight. Set on a peaceful lane with its timeless thatched roof and a beautifully balanced blend of historic character and modern design, Lancotta immediately felt like home.

“We were drawn to the charm of the exposed beams and thatched roof, but it was the light-filled kitchen and dining space, the pizza oven, and the calm of the garden that truly stole our hearts,” the owners share. “There’s such a peaceful energy here—it’s a house that wraps itself around you, whether it’s just the two of us, or we’re hosting friends and family.”

Lancotta is a home designed for living well—open yet cosy, charming yet practical. “The kitchen/dining area is the heart of the home. On warm days we slide the doors open and the garden becomes an extension of the living space. Sunsets from here—or from the balcony off the master bedroom—are nothing short of magical.”

With four double bedrooms and flexible living spaces, the house has a rare ability to be both intimate and expansive. The owners have easily hosted up to 25 guests, while still enjoying quiet evenings by the fire or in the peaceful sitting room. “Everyone who stays tells us how well they sleep here. It’s incredibly quiet.”

The property has seen thoughtful upgrades in recent years, including a brand-new thatched roof (May 2025), a bespoke oak staircase, updated electrics, and improved insulation. The kitchen features a premium Lacanche range cooker with an indoor BBQ—“a dream for any home chef”—while the garden has been enhanced with a bespoke double shed and electrics in place for a future hot tub, sauna and/or garden studio.

Lancotta has also been the birthplace of a thriving local food business, thanks to dedicated storage and a peaceful work-from-home setup. “The natural light in the kitchen is inspiring, and the flow of the house supports both work and relaxation beautifully.”

Beyond the home’s walls, the village of Standlake offers a rich community spirit—whether through the friendly neighbours, the cricket and tennis clubs, or local events at the Village Hall. The nearby lakes, riverside pubs, and scenic countryside walks add to the idyllic lifestyle on offer.

As the owners prepare to hand over the keys, they reflect warmly on their time here. “We’ll miss the sunsets, the serenity of the lane, the laughter in the kitchen. This was meant to be our forever home—but life has taken us elsewhere. We leave Lancotta with full hearts and hope the next owners will fall in love with it just as we did.”*

* These comments are the personal views of the current owners 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.





LOCATION

Despite its peaceful setting, Lancotta is perfectly positioned for both village life and wider adventure. Standlake is just a mile away and offers a friendly and well-connected community with a village shop/post office, pub, primary school, village hall, and lively local sports clubs including Oxford Downs Cricket Club and Lower Windrush Tennis Club.

The surrounding area is rich with leisure opportunities. The Maybush and Rose Revived pubs—both with beautiful riverside settings—are close by. Food lovers will enjoy Jeremy Clarkson's renowned Farmer's Dog pub, just a short drive away, and Soho Farmhouse, Estelle Manor, and Blenheim Palace are all within easy reach for weekend getaways, spa days, or fine dining.

For those who enjoy the outdoors, the local lakes offer water sports and fishing, and the nearby countryside provides miles of walking and cycling trails. Frilford Heath Golf Club, one of the region's premier golf destinations with 54 holes of championship golf, is just 15 minutes away.

Nearby Witney (10 minutes by car) offers a range of supermarkets, a cinema, independent shops, cafés, and a strong sense of local life. Oxford, with its world-class education, culture, and shopping, is just 10 miles away.

Transport & Schools:

Commuting is surprisingly convenient with Didcot Parkway station just 25 minutes away—providing regular services to London Paddington in under an hour. Families are exceptionally well served by local schools including Cokethorpe School, Bartholomew, Dragon, St. Edward's, Abingdon School, St Helen & St Katharine, and more.





INFORMATION

Lancotta

Services, Utilities & Property Information

Mains water, electricity, and drainage. Oil-fired central heating. Propane gas hob.

Separate electrical supply to garage and shed.

Mobile Phone Coverage - Mobile phone coverage checker - <https://www.signalchecker.co.uk/>

4G is available in the area, not 5G and Ultrafast broadband is available with speeds up to 1000mbps.

Broadband Availability - Ofcom Broadband checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Tenure

Freehold

Local Authority

West Oxfordshire

Council Tax Band: F (£3,530 p/yr)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number: 01865 953244

Website

For more information visit <https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

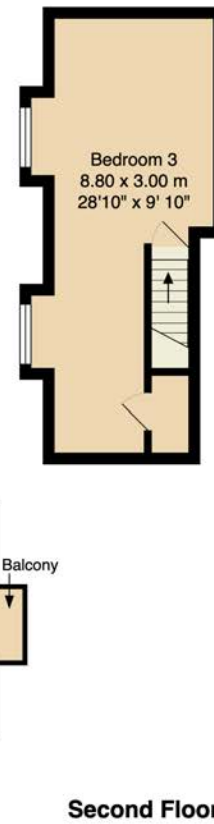
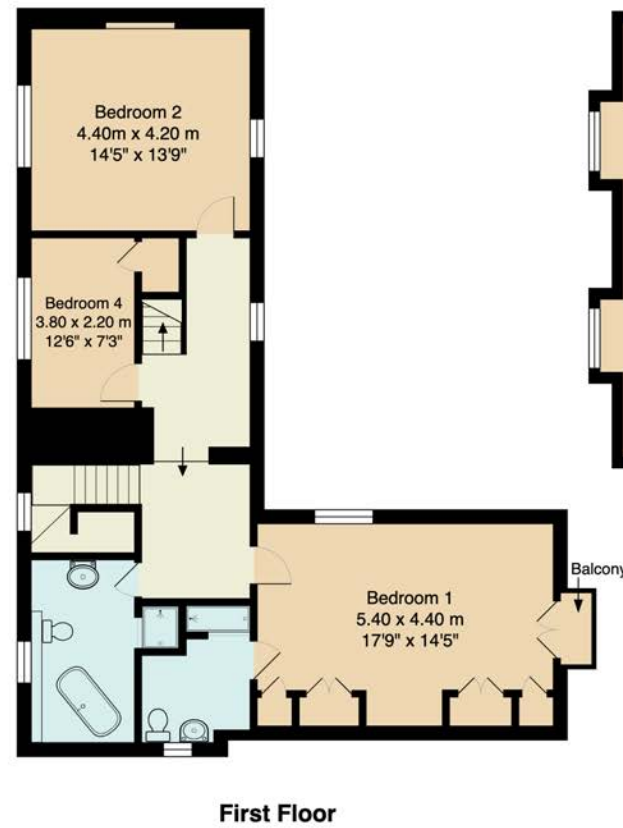
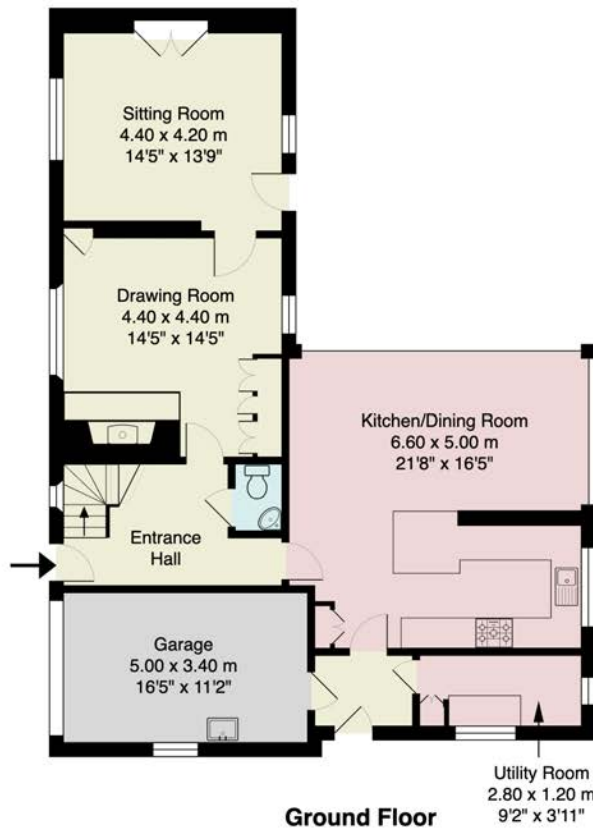
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Directions

Postcode: OX29 7QJ / what3words: ///stag.headings.resorting

Approximate Gross Internal Floor Area
Main House = 210 m² / 2,260 sqft
Garage = 16 m² / 170 sqft
Total Area = 226 m² / 2,430 sqft



All measurements are approximate and for display purposes only



EPC Exempt

Agents notes: All measurements are approximate 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 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 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed 13.06.2025





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