



## ARBOUR COTTAGE

CHURCH VIEW, ASCOTT-UNDER-WYCHWOOD, CHIPPING NORTON, OX7 6AA

**PENNY &  
SINCLAIR**



# ARBOUR COTTAGE

CHURCH VIEW, ASCOTT-UNDER-WYCHWOOD, OX7 6AA

**Charming stone-built period cottage occupying a delightful village location overlooking the Church and situated within walking distance of the local Public House, village shop and Primary School**

Period, Stone-Built Cottage • Charming Village Location • Off Road Parking & Garage • Pretty South Facing Garden • Sitting Room with Inglenook • Generous Dining Room with Fireplace • Kitchen/Breakfast Room • Cloakroom • Three Double Bedrooms

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Charlbury 4 miles (mainline station to London Paddington) /  
Burford 6 miles / Chipping Norton 6 miles / Witney 8 miles /  
Woodstock 12 miles / Soho Farmhouse 12.5 miles / Stow-on-the-Wold 13 miles / Oxford 24 miles (All distances are approximate)

Occupying a delightful position overlooking the Church, Arbour Cottage is a charming Wisteria-clad, stone-built period property with a wealth of character features including exposed beams, a large inglenook fireplace in the sitting room and quarry tiled floors in the kitchen, cloakroom and hall. A hardwood entrance door opens to the hall with a cloakroom and has doors to the kitchen and a super dining room ideal for entertaining, this in turn leads through to the charming sitting room which has a door to the garden. On the first floor there are two excellent double bedrooms, the master bedroom having a light, bright, en-suite shower room and there is a generous family bathroom. Stairs rise from the first floor to a third double bedroom with exposed 'A' frame trusses adding to the character of this lovely period cottage. Outside the property has a pretty cottage garden with an abundance of shrubs and trees, two patio areas which take advantage of the sunny aspect, a lawned area and foot path leading to the driveway and garage which has power and light and roof storage.







### **SITUATION**

Ascott-under-Wychwood is a lovely quiet village, close to the historic centres of Charlbury, Burford, Chipping Norton, Witney, Woodstock and Stow-on-the-Wold. The village has a railway station with links to Oxford, Reading and London Paddington, or via the A40 / M40 by road. There are also numerous amenities, including a well-stocked village shop, independent primary school, an excellent pub, The Swan, and various clubs and societies. Further amenities can be found in Shipton-under-Wychwood and Milton-under-Wychwood, including everyday shopping, doctors' surgery, primary school, garages, sporting facilities, pubs, and restaurants. Oxford and Cheltenham are all within easy reach and provide the main shopping and cultural centres for the area. Schooling in the area is exceptionally good, with a range of state and private schools.

### **DIRECTIONS (OX7 6AA)**

From Burford High Street follow the road down the hill and over the bridge, at the mini roundabout turn right and continue through the village of Fulbrook. Follow the road for approximately 2.5 miles before turning right on to the B4437 Charlbury Road. After a further 2.7 miles turn left onto London Lane and follow the road into the village. Take the first turning left onto 'The Green' and follow this road round passing the Church on your left. Church view will then be on your right.

### **SERVICES**

Mains electricity, water and drainage. Gas fired central heating.

### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession on completion.

### **LOCAL AUTHORITY**

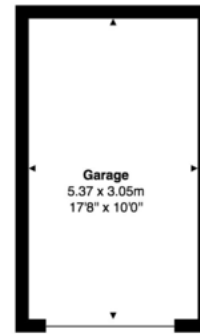
West Oxfordshire District Council - Council Tax Band: D

### **VIEWING ARRANGEMENTS**

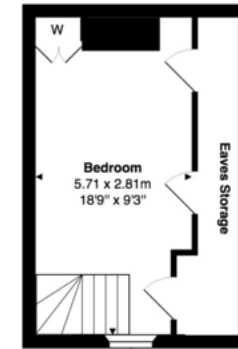
Strictly by appointment with Penny & Sinclair - 01993 220555.



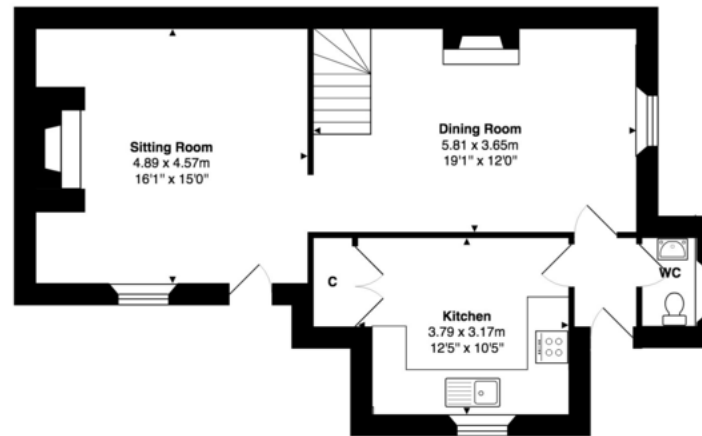




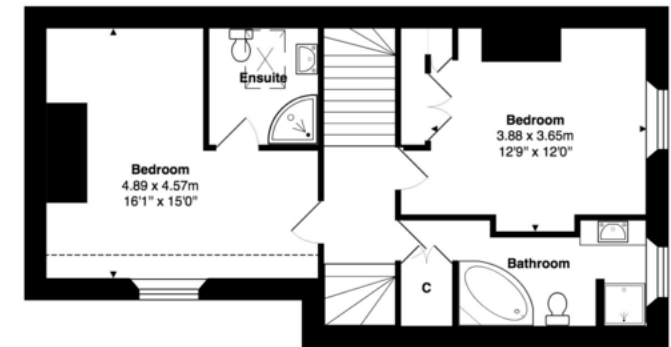
Garage



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area: 152.1 m<sup>2</sup> ... 1638 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by EB Property Services. [www.ebps.co.uk](http://www.ebps.co.uk)

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