



Clove Cottage, Little Coxwell, Oxfordshire
Offers in Excess of £450,000

Waymark

Little Coxwell, Oxfordshire SN7 7LW

Freehold

Beautiful Detached Cottage | Grade II Listed | Bursting With Character With Original Beams & Inglenook Fireplace | Two Double Bedrooms | Family Bathroom & Downstairs W/C | Three Reception Rooms | Large Private Garden | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful grade II listed detached character cottage which is located in the heart of the popular village of Little Coxwell. With access to countryside walks as well as the well regarded public house "The Eagle", the property also has great commuter access onto the A420. The property also benefits from two double bedrooms, three reception rooms and a large, private garden.

The cottage is bursting with character as well as original features and comprises; downstairs w/c, hallway with access to garden, kitchen, sitting room complete with feature inglenook fireplace and window seat, dining room, snug/office, two good size double bedrooms, master with built-in wardrobes and access to family bathroom.

The rear garden is private, quiet and spacious. The garden is long and has been beautifully landscaped with multiple areas being created.

There are multiple lawn areas, well stocked flower beds and borders, a pond, fruit and vegetable patches, fruit trees, sheds and greenhouse. To the front of the property there is on-street parking available.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating throughout, as well as a boarded loft space which is easily accessible from the second bedroom. This property must be viewed to be fully appreciated.

Location

Little Coxwell is a charming and attractive village, well located for communication with the A420, M4 and M40 providing access to Oxford, Swindon, London, the West and Midlands. There are fast train services to London from either Swindon, Oxford or Didcot. Other amenities in the village are "The Eagle" public house which is a popular restaurant/pub and St Mary's Church which dates from the 12th century.

There are many well regarded schools in the area including Pinewood, St. Hugh's, Abingdon, Cothill as well as the Oxford schools and Radley.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



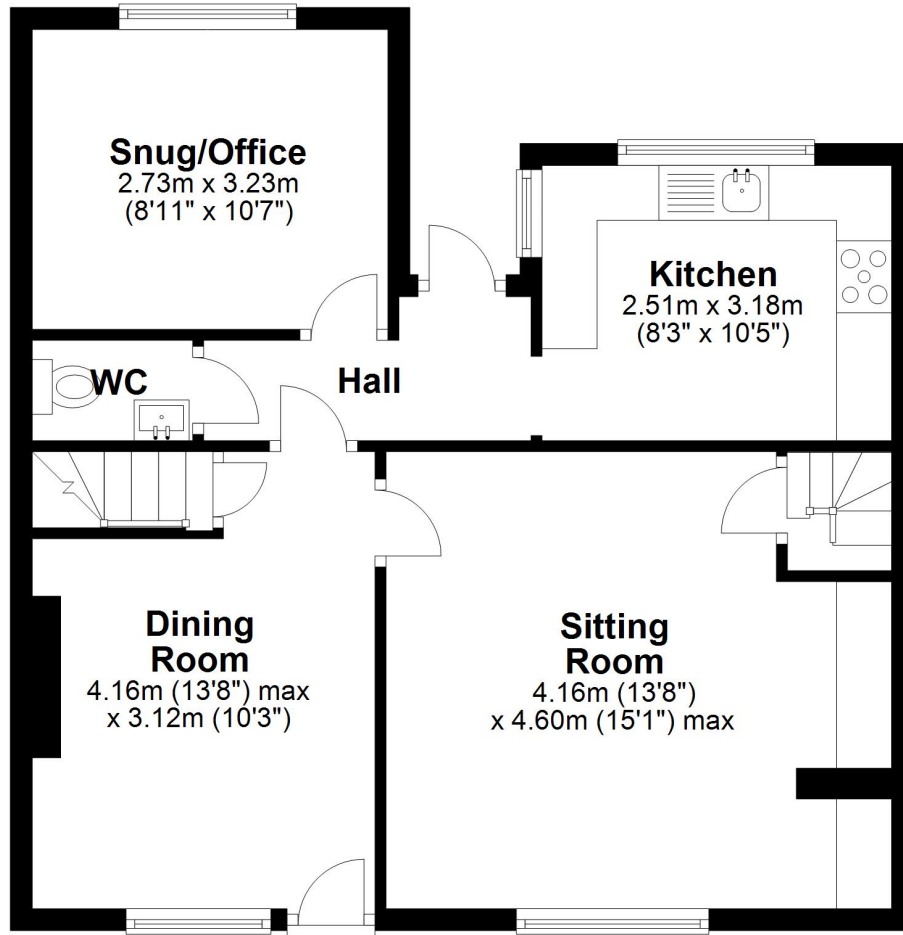
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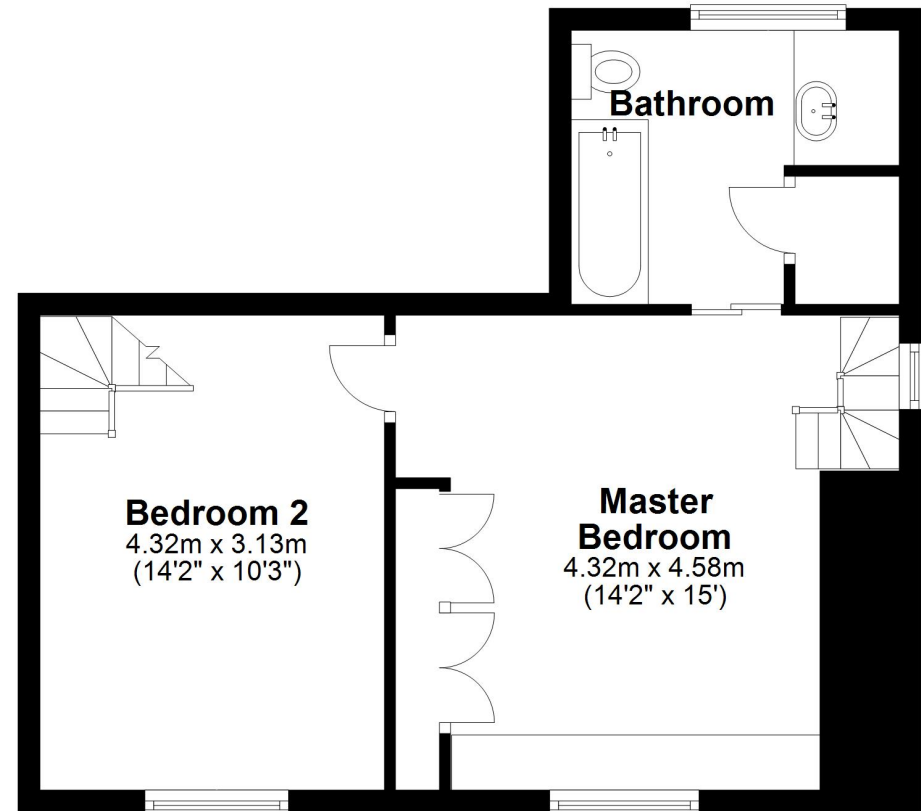
Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 96.7 sq. metres (1040.4 sq. feet)

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

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

