

RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

STONE COTTAGE

33 HIGH STREET | FINSTOCK | CHIPPING NORTON





STONE COTTAGE

33 HIGH STREET | FINSTOCK | OX7 3DA

'a charming three/four-bedroom detached period house commanding a substantial plot backing onto fields in the popular West Oxfordshire village of Finstock'

Charlbury Station (London Paddington 70 mins) 4 miles | Witney 5 miles
Burford 8 miles | Woodstock 9 miles | Chipping Norton 10 miles
Soho Farmhouse 11 miles | Daylesford Organic Farm Shop 12 miles
all distances are approximate

detached period stone house | substantial and well-appointed plot
Sitting room with inglenook fireplace & bread oven | bay fronted dining room
three/four bedrooms | thoughtfully designed & well-tended gardens
detached garage/workshop | ample parking | sought after village

the finer details

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

tenure & possession Freehold and offers vacant possession

fixtures & fittings May be acquired by separate negotiation

rights of way There are no footpaths or rights of way over the property

local authority West Oxfordshire District Council

council tax Band F

viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance rating – D

what three words ///directors.dragons.hammocks

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description

Stone Cottage is a delightful three/four-bedroom detached period house situated in a wonderful position backing on to picturesque fields. The property is approached by a generous gravelled front drive with gate leading to the side and rear garden with access to a detached single garage, workshop (ideal as a home office) and off-street parking for several cars. The accommodation is currently arranged as: entrance lobby opening onto the kitchen, utility room, formal dining room with double doors to the garden and bay window overlooking the front of the house, formal reception room with inglenook fireplace with wood burner, study area off the rear hallway and a downstairs shower room. The first floor provides a wonderful principal bedroom with a semi vaulted beamed ceiling. There are three further bedrooms (one a single/nursery) and a family bathroom.

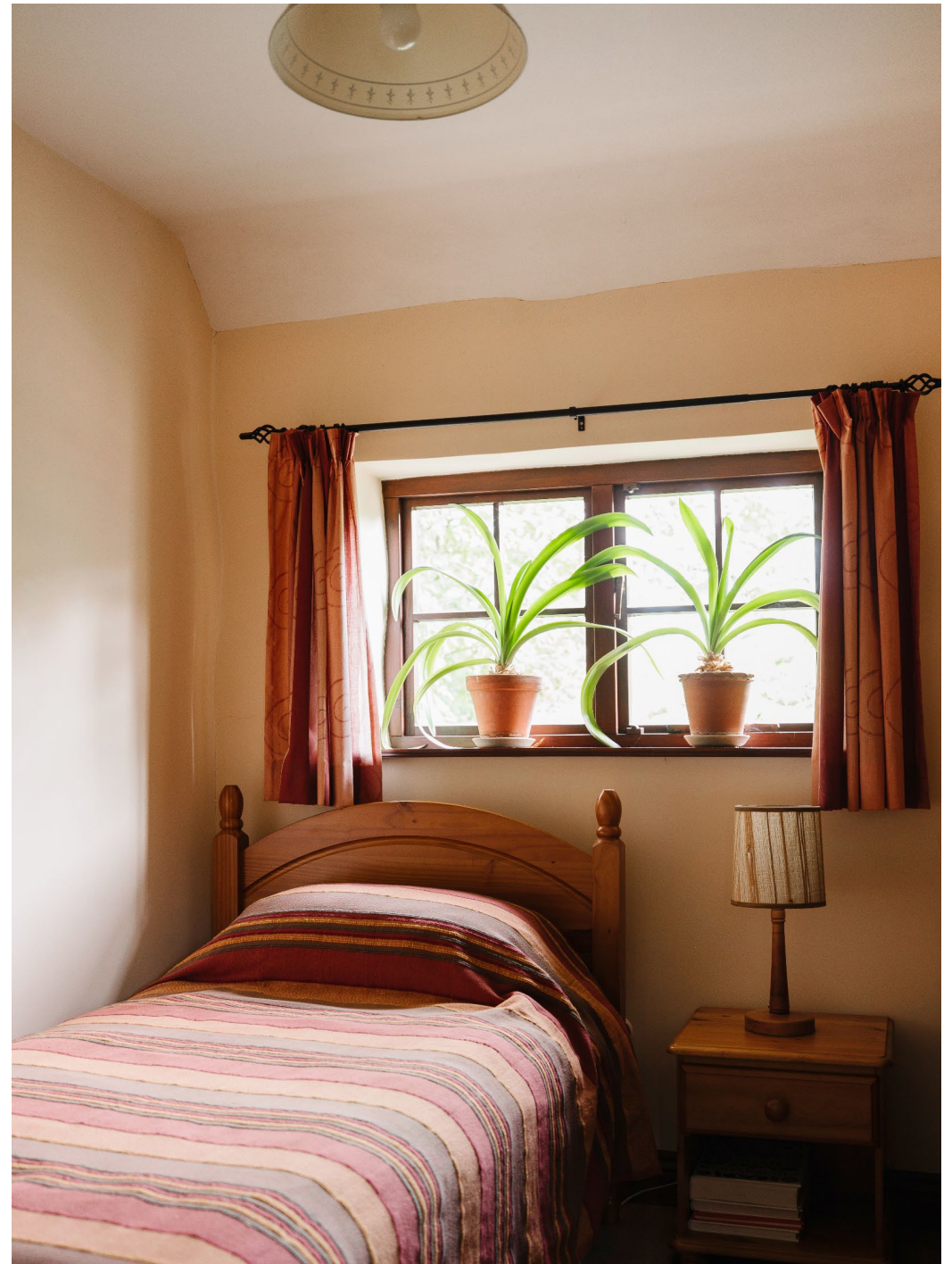
outside

The gardens to the side and the rear of the house are terraced with a 'cottage and wildflower' theme, various terraces provide places to sit and enjoy the peaceful surroundings and these include a pond, water feature and a rear dining terrace. The top part of the garden is a delight with raised vegetable beds, a greenhouse and far-reaching views across the paddocks and fields beyond. There is also a good-sized shed.

area

The popular village of Finstock has many amenities including Holy Trinity Church, The Plough Inn, a quintessential English thatched Pub, Finstock Recreational Ground, Finstock village hall, preschool and Finstock Church of England Primary School, which has been given a rating of 'outstanding' by Ofsted. Excellent travel links include a bus service to Witney and Chipping Norton and Charlbury Railway Station just 4 miles from the property which serves Oxford and London.

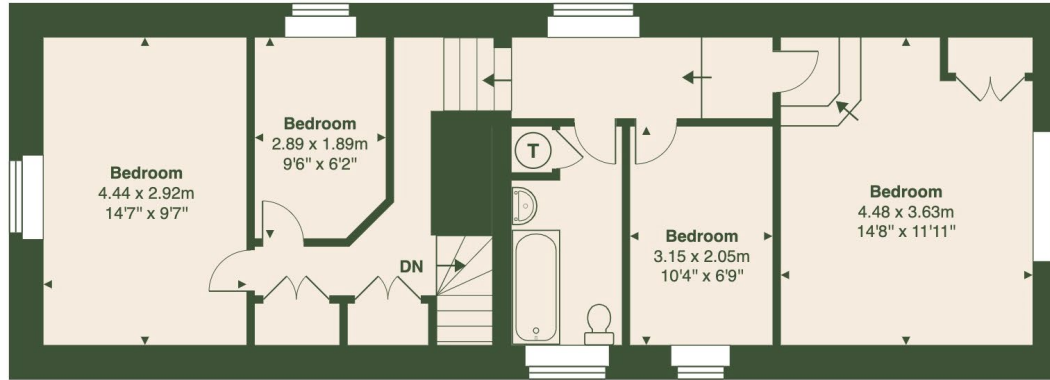
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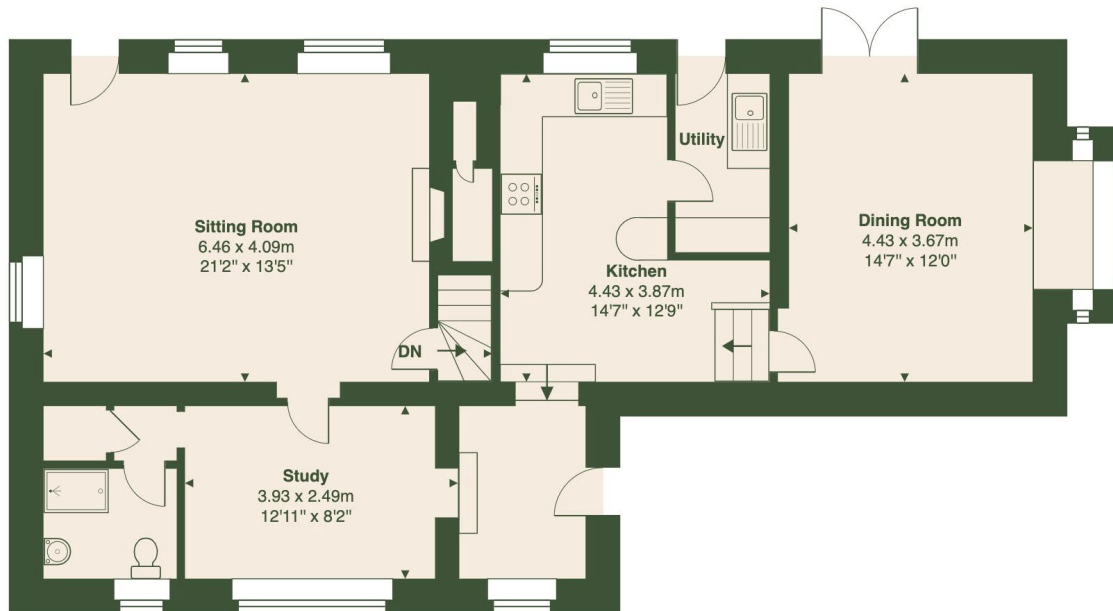








First Floor



Ground Floor



Garage / Workshop

Approximate Gross Internal Area

Main House 150.97 m² / 1625 ft²
 Garage / Workshop 23.55 m² / 253 ft²
 Total 174.52 m² / 1878 ft²

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 E8 Property Services. www.e8ps.co.uk

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