



South Lodge, Cokethorpe Park

Breckon & Breckon  
EST. 1847

# South Lodge, Cokethorpe Park

Ducklington OX29 7PX

This fabulous cottage offers light and airy accommodation that includes a dual aspect sitting room with attractive door opening to a paved seating area and wood burning stove set in fireplace with log storage surround. This room opens to a spacious dining room with window seat and wood burning stove set in fireplace with beam over and decorative red brick hearth. The superb kitchen/breakfast room is well appointed with a wide range of cupboards and integrated appliances. The spacious hall and wet room complete the ground floor picture. There are three bedrooms well served by the second, contemporary fitted wet room on the first floor.

Electric gates open to a long driveway with a parking area providing space for several vehicles plus large, detached garage. An additional attribute is the detached studio offering a great space to pursue hobbies or home working plus garden store. The generous gardens perfectly complement this desirable home and offer complete privacy. Set with low maintenance in mind they are landscaped with lawn and a host of plants, shrubs including plum, pear and crab apple trees.

 3

 2

 2



0.41 acres

**Guide Price: £650,000**







**Council Tax:**  
Band C - £1,929

**Local Authority**  
West Oxfordshire  
District Council

**Parking**  
Large garage and  
ample driveway  
space.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(84-91)	B		
(69-83)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	93

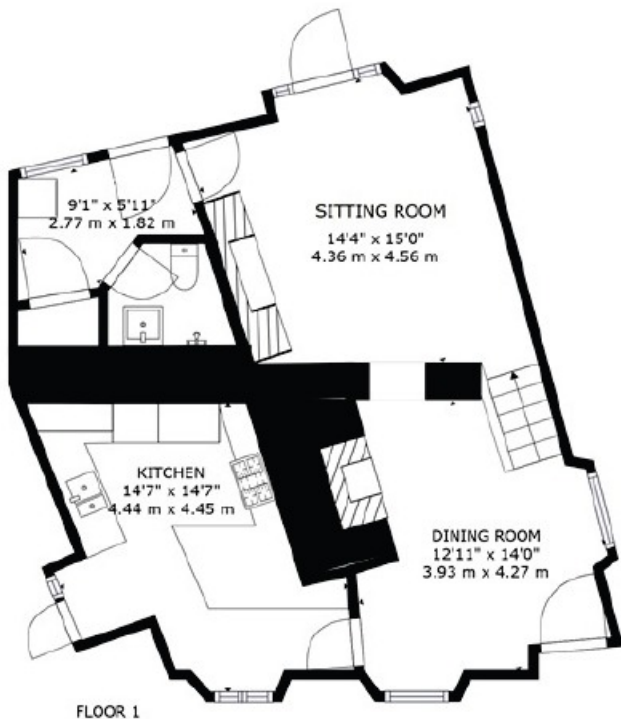
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# “Agent's comment”

*Beautifully presented and enjoying a stunning setting with countryside all around, this characterful property offers a superb opportunity to enjoy rural living at its best.*

*Properties of this nature are hard to find and an appointment to view would certainly not disappoint.*

*A ten minute drive will take you to the thriving market town of Witney with its wide range of shopping, eateries and sports. There is also a regular main bus link to Oxford and rail links in Oxford, Long Hanborough or Oxford Parkway.*



GROSS INTERNAL AREA  
 FLOOR 1: 711 sq. ft. 66 m<sup>2</sup>, FLOOR 2: 542 sq. ft. 50 m<sup>2</sup>  
 TOTAL: 1253 sq. ft. 116 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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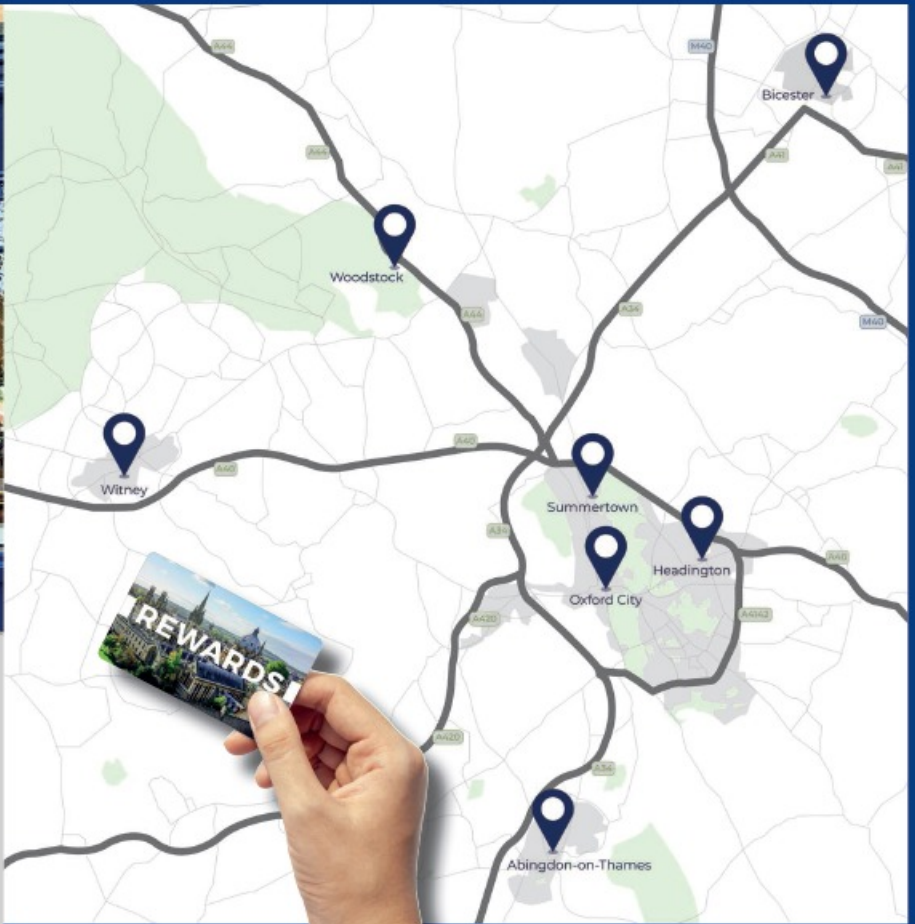
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**FROM LEFT:** Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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