

ROSE COTTAGES
FAWLER
OXFORDSHIRE

2 Rose Cottages, Fawler

Oxfordshire, OX7 3AJ

A four-bedroom cottage renovated to a high standard with plenty of period features throughout. constructed in distinctive Cotswold stone and provides highly attractive accommodation with large gardens while set in a splendid rural location in the Cotswolds Area of Outstanding Natural Beauty. The property also offers further scope to add a large kitchen/dining/family room overlooking the gardens (Subject to all the relevant planning and building regulations).

The ground floor offers a dual aspect sitting room with a stunning inglenook fireplace, as well as the newly fitted kitchen/breakfast room with integrated appliances and bi-fold doors onto the enclosed gardens. There is a downstairs cloakroom that also has plumbing for the washing machine. The front of the property, there is a separate stone outbuilding that has been totally renovated for use as a home office or studio with new roof, insulation, floor, wiring, internet and remotely controlled central heating.

The first floor has three bedrooms and the the family bathroom. The second floor offers the master bedroom with en-suite shower room and fantastic, raised views over the countryside.

Guide Price: £900,000

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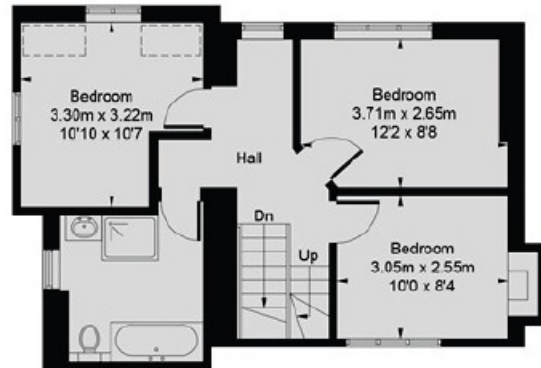
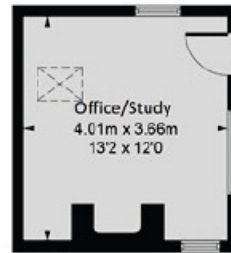
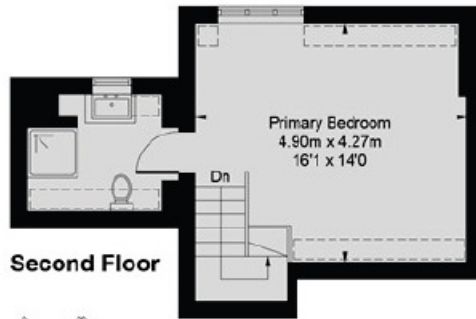


217ft Gardens





Approximate Gross Internal Area = 128.0 sq m / 1376 sq ft
 Shed = 14.6 sq m / 157 sq ft
 Total = 142.6 sq m / 1533 sq ft



Council Tax:
Band E

Local Authority
West Oxfordshire
District Council

Parking
Off street parking to
the front of the
property

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“Garden Description”

There is plenty of parking space at the front of the house in a walled courtyard area with gated access while to the rear there are extensive south-facing gardens. The gardens are in two areas, the first being a lawned and paved garden off the kitchen with a wonderful dry-stone wall surrounding. The second garden area is a long 217ft area with a number of mature shrubs and trees that does require landscaping but offers so much potential.

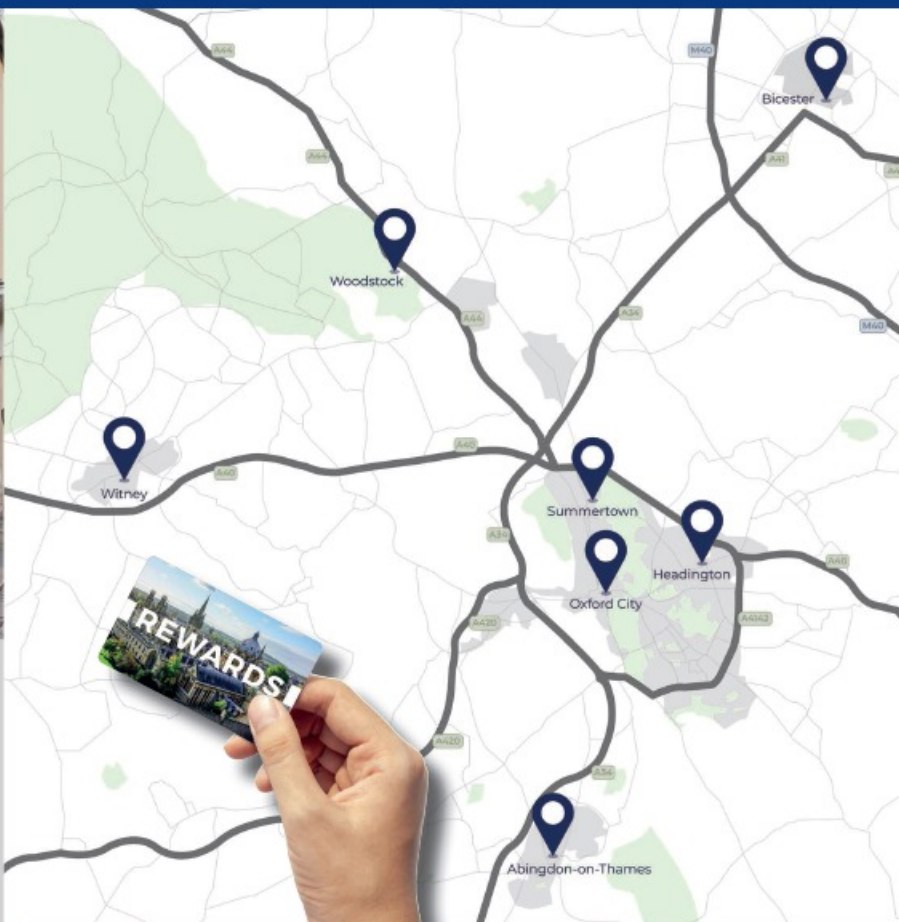




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