

ELM BARN  
COTE  
OX18 2EG

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# Elm Barn

Cote OX18 2EG

Elm Barn is a characterful home dating back to the 1800s with separate barn that could (stpp) offer the potential of ancillary accommodation/studio/holiday let. Enjoying a beautiful spot in the pretty hamlet of Cote which is just 4 miles south of Witney and a mile from the desirable village of Aston. In the same family ownership for over 40 years this delightful property offers exposed beams, fireplaces, flagstone floors alongside the comforts of double glazing, oil central heating and solar panels. This wonderful cottage offers light and airy accommodation that includes three reception rooms all of which have a stone fireplace one with wood burning stove, a cottage style kitchen with a wide range of units, utility and cloakroom. The conservatory is a super place to enjoy the garden view. There are three bedrooms and refitted bathroom to the first floor. The generous garden enjoys an easterly aspect and is planted with a host of mature, plants, shrubs, trees and, large expanse of lawn. There is an original well.

A truly delightful location with countryside views beyond the boundary. Private parking and the barn offers scope for redevelopment to a variety of uses.

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Generous

**Guide Price: £625,000**







**Council Tax:**  
Band E £2,639.30

**Parking**  
Plenty of driveway parking

**Local Authority**  
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(84-91)	<b>B</b>		80
(69-83)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		80	92

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# “Agent's comment”

*This wonderful home is nestled in pretty hamlet of Cote which offers county living at its very best yet a short drive will take you to the thriving village of Aston or the market town of Witney with its wide range of amenities.*

*An abundance of character runs throughout the whole property and the barn offers a great opportunity for home office/ancillary accommodation or possibly a holiday let. Properties of this nature are seldom seen on the open market and an appointment to view is highly recommended.*



FLOOR 1



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1269 sq ft, 117.92 m<sup>2</sup>, FLOOR 2: 574 sq ft, 53.33 m<sup>2</sup>  
 TOTAL: 1843 sq ft, 171.25 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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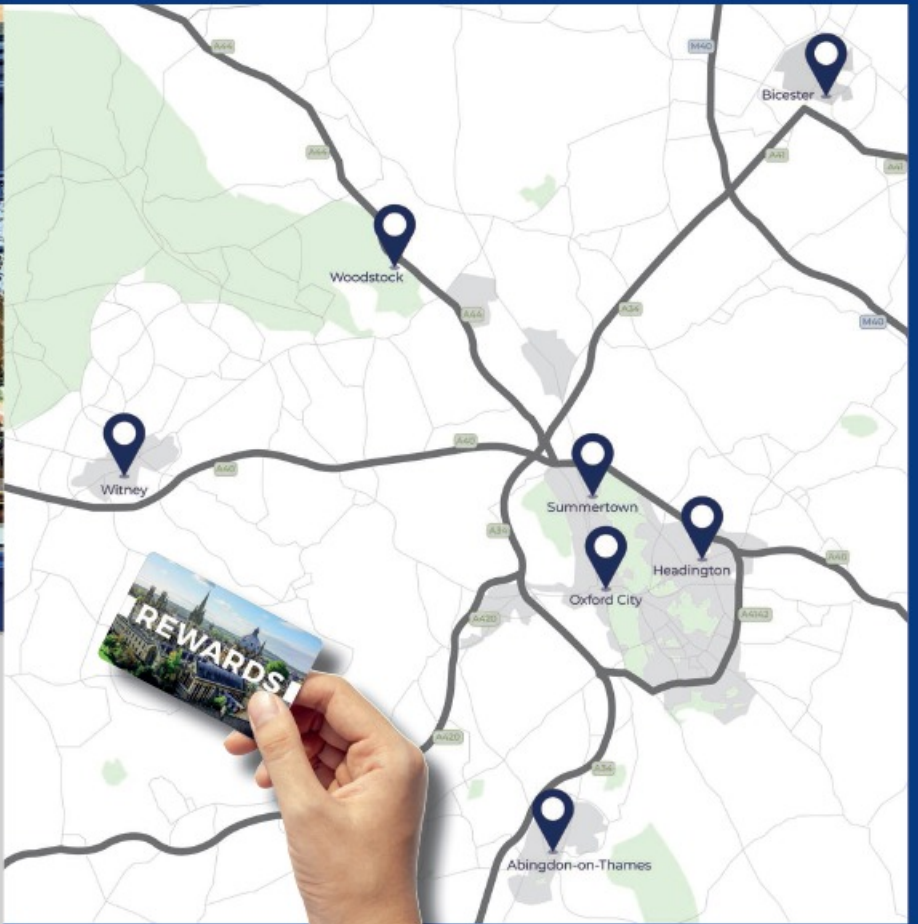
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**FROM LEFT:** Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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