

ROSE COTTAGES
FAWLER
OXFORDSHIRE

2 Rose Cottages, Fawler

Oxfordshire, OX7 3AJ

A four-bedroom cottage that has been completely renovated to a high standard with plenty of period features throughout. The property is set in a splendid rural location in the Cotswolds Area of Outstanding Natural Beauty.

On the ground floor is a dual aspect sitting room with 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. At 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 even remotely controlled central heating.

The first floor has three bedrooms, two to the rear overlooking the gardens and one to the front with a feature fireplace and then the family bathroom with a separate shower and bath. The second floor offers the master suite with vaulted ceilings to the bedroom, en-suite shower room and both with fantastic, raised views over the countryside.

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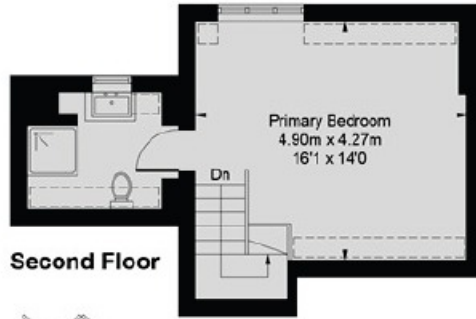
South Facing

Guide Price: £750,000





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	Parking Off street parking to the front of the property
Local Authority West Oxfordshire District Council	

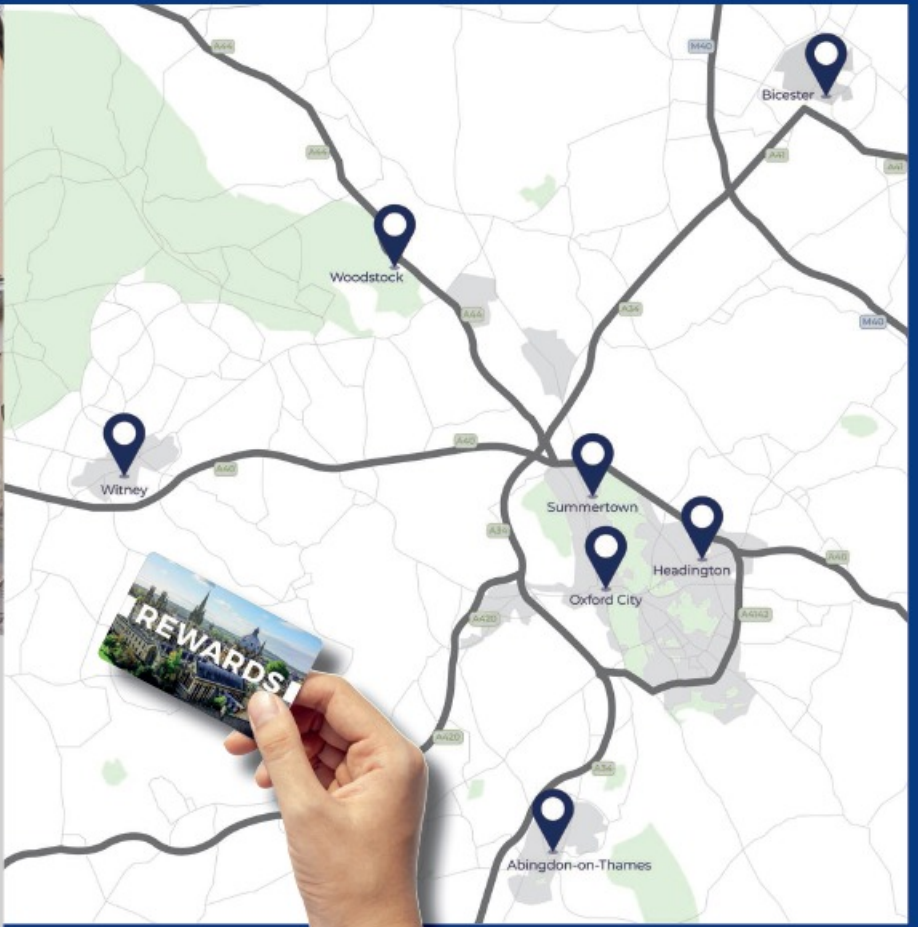
2 Rose Cottages Fawler CHIPPING NORTON OX7 3AJ	Energy rating D
Valid until 10 August 2033	Certificate number 1637-8328-3200-0128-9202

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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 is a south-facing gardens. The gardens are lawned and paved off the kitchen with a wonderful dry-stone wall surrounding. There is a 217ft garden to the left hand side of the property that does require maintenance, that could be included for a separately agreeable price.





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