

# ROMAN COTTAGE

EAST END  
OX29 6QB

# Roman Cottage

East End OX29 6QB

In the same ownership for over 30 years Roman Cottage is an attractive stone built family home offering a wealth of period charm including exposed stone walls, beams, fireplaces and flag stone flooring. Across the years the current owners have carried out extensive works some of which include a new boiler, pointing, new doors, new roof, new windows, extension to the property and driveway and a summer house with patio area. The fantastic sitting room enjoys a fireplace at either end, one open and one with stove, and the large leaded light windows, one with a seat allow swathes of natural light to fill the whole living space. The separate dining room is dual aspect, has parquet flooring and opens to the cottage kitchen. A ground floor bedroom and shower room provide flexibility for multi-generational living.

Generous, south-easterly facing gardens are enclosed and afford a high degree of privacy with large lawn, mature trees, shrubs, and a vast array of flowering plants. The whole of this wonderful outdoor space is enhanced by the surrounding countryside. A covered seating area is a superb space to enjoy alfresco dining with family and friends.

**Guide Price: £1,000,000**

 4/5

 2/3

 2



South-Easterly  
Facing











**Council Tax:**  
Band F - £3,296.87

**Parking**  
Double tandem  
garage & driveway

**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>		
(69-83)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		0 to 100	0 to 100

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# “Agent's comment”

*An individual home enjoying a sought after position in this pretty hamlet surrounded by countryside and woods.*

*Although a rural location there is good road access to both Witney/Woodstock and Oxford with a nearby London rail link. Both primary and secondary education are nearby.*

*In the same family ownership for over 30 years this delightful property has been well-maintained over the years and the beautiful gardens enjoy good privacy and a sunny outlook.*



## Roman Cottage

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft  
(Including Garage/Outbuilding)

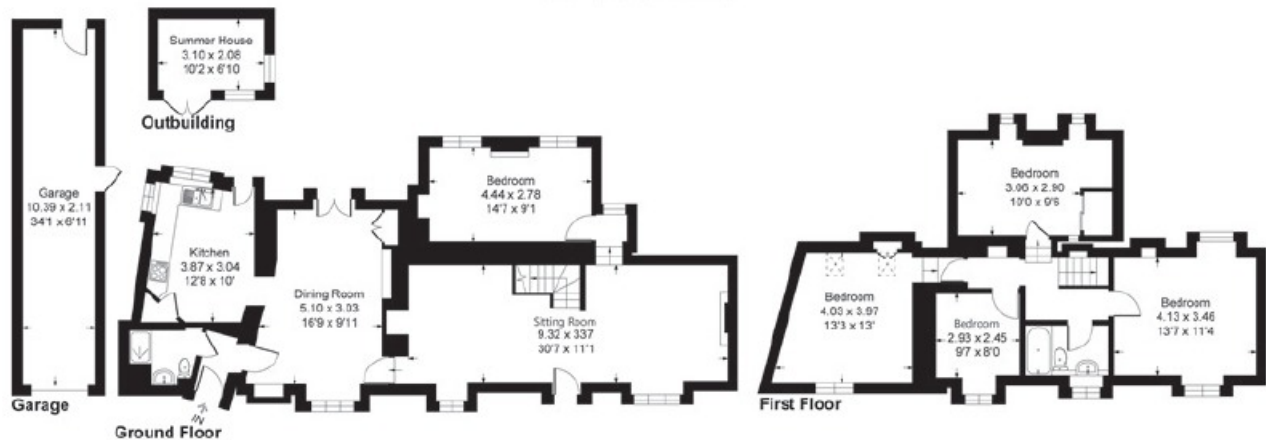


Illustration for identification purpose only, measurements approximate, and not to scale.





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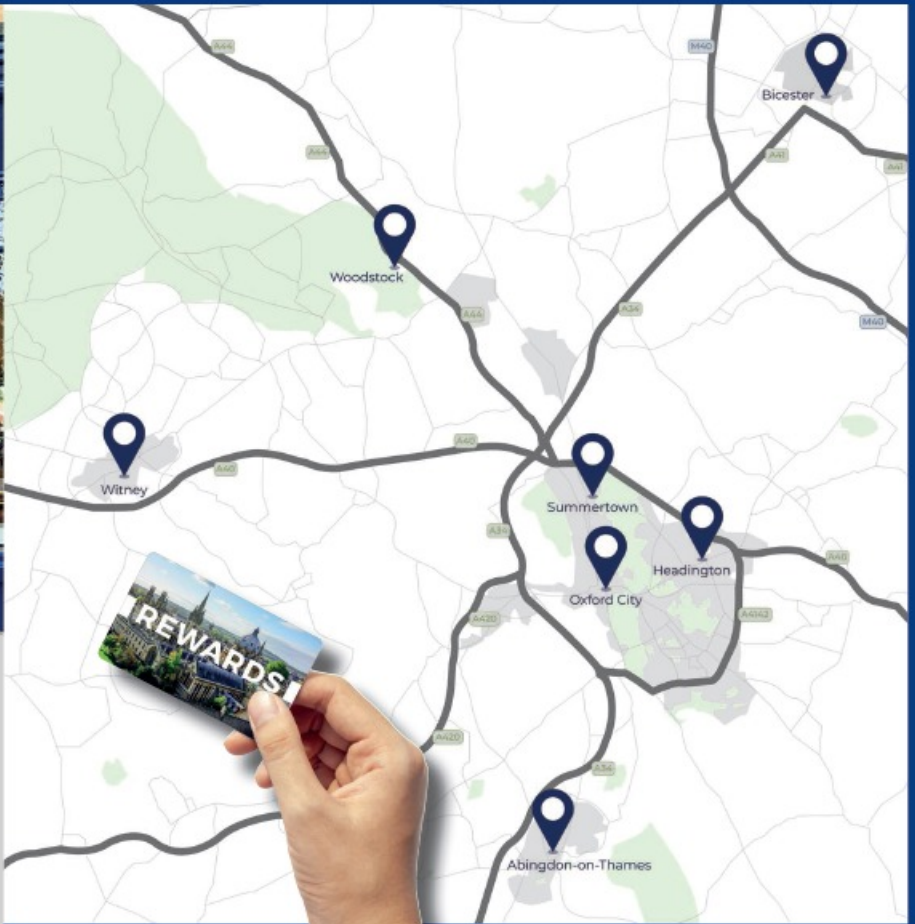
### Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776775  
e: witney@breckon.co.uk



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



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t: 01865 201111 (letting)  
e: post@breckon.co.uk

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t: 01865 763999 (letting)  
e: headington@breckon.co.uk

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t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

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t: 01993 811881 (sales)  
t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 242423 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

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