

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: £900,000

 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+)	A		
(84-91)	B		
(69-83)	C		75
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		62	62

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

“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)

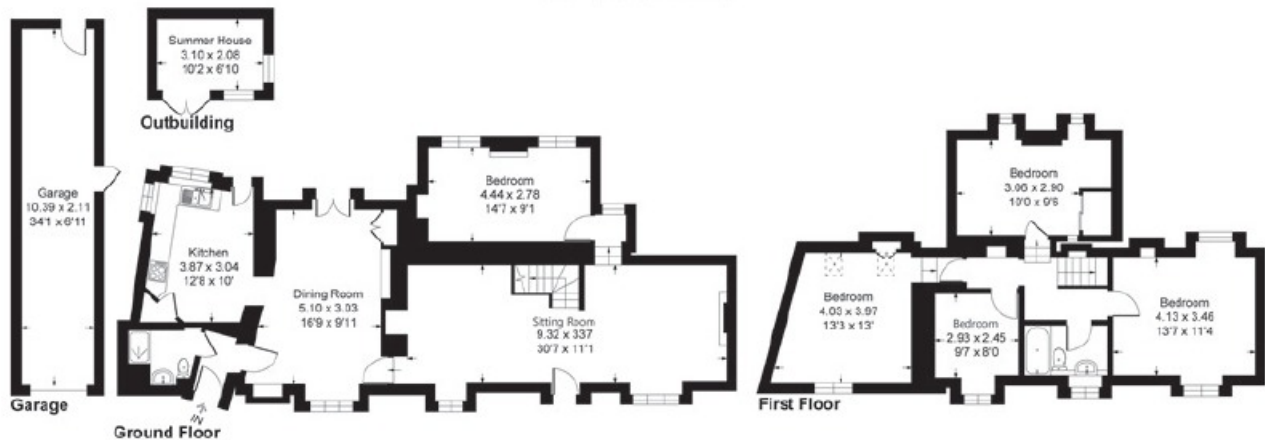
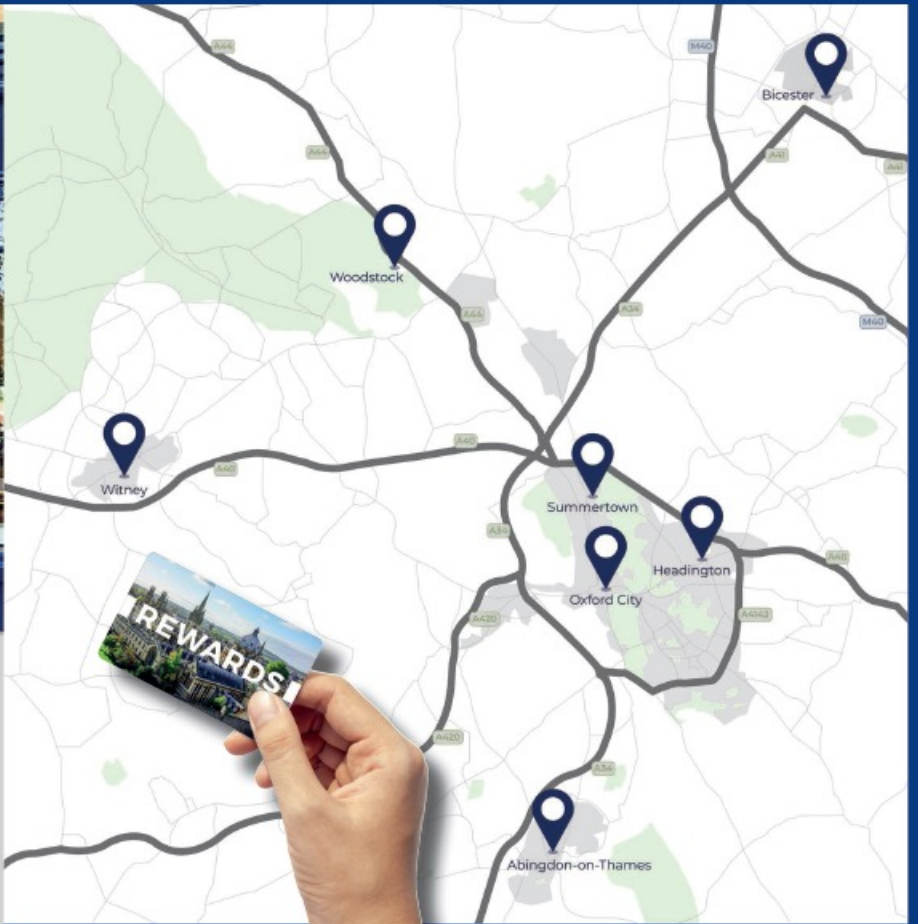


Illustration for identification purpose only, measurements approximate, and not to scale.



Our network of offices across Oxfordshire

Every office has access to *every buyer* registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

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

BRECKON REWARDS

Scan to find out more!



naea
propertymark

PROTECTED

Summertown

t: 01865 310300 (sales)
t: 01865 201111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244735 (sales)
t: 01865 201111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750200 (sales)
t: 01865 763999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550550 (sales)
t: 01235 554040 (letting)
e: abingdon@breckon.co.uk

Woodstock

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

Breckon & Breckon

est. 1947