

THE GREEN  
CASSINGTON  
OXFORDSHIRE

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# 1 The Green, Cassington,

Oxfordshire, OX29 4DN

This charming stone-built period cottage is positioned in the heart of the village, overlooking the village green. The home, which extends to nearly 1200 Sq Ft, has been well maintained throughout and offers a series of well-balanced living spaces arranged over two floors.

Set back from the road, its Cotswold stone façade is punctuated by 5 elegant windows and exposed timber lintels. Once inside, there is a large dual aspect kitchen/dining room with views towards the front aspect and rear garden. The reception room sits to the right of the plan with two windows towards the village green and an open fireplace with stone surround. To the rear of the plan is a garden room with storage space.

On the first floor there are three double bedrooms, a family bathroom and a large landing with storage cupboards.

Externally, there is driveway parking at the rear of the property. The garden is mainly laid to lawn with a decked seating area, wrapped within an attractive stone wall. There are beautiful countryside walks nearby.

**Guide Price: £500,000**

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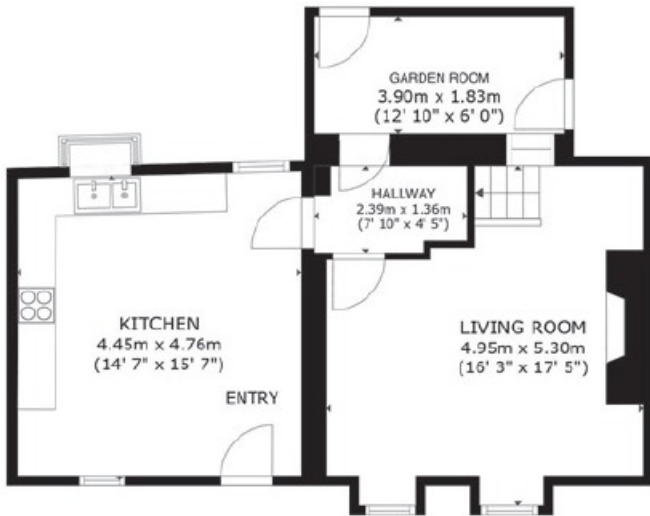
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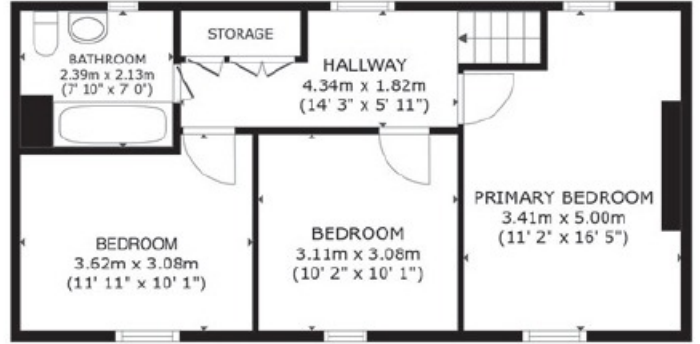
Enclosed rear garden





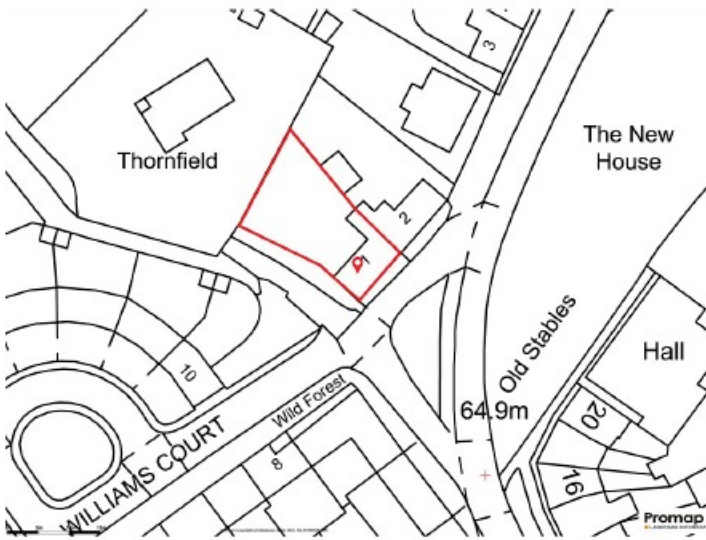


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 57.2 m<sup>2</sup> (616 sq.ft.) FLOOR 2 51.7 m<sup>2</sup> (556 sq.ft.)  
 TOTAL : 108.9 m<sup>2</sup> (1,172 sq.ft.)  
CEILING AND DIMENSIONAL DATA APPROXIMATE. APPLICABLE MAY VARY



**Council Tax:**  
Band D

**Parking**  
Driveway parking

**Local Authority**  
West Oxfordshire  
District Council

1, The Green  
Cassington  
WITNEY  
OX29 4DN

Energy rating

**D**

Valid until

23 April 2028

Certificate number

9868-1015-7234-5378-4910

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# “The local area”

*Cassington, mentioned in the Domesday Book under the name of Cersetun, is a village 5 miles west of Oxford. It centres round a village green and has a mainly Norman parish church and a mediaeval Manor House. There is a well respected primary school and two public houses.*

*Bus service to Oxford and the village lies off the A40 trunk road, giving access to the local market town of Witney (6 miles) and the west. A commuter rail service to London is available at nearby Long Hanborough (Paddington) and Oxford Parkway at Water Eaton (Marylebone).*





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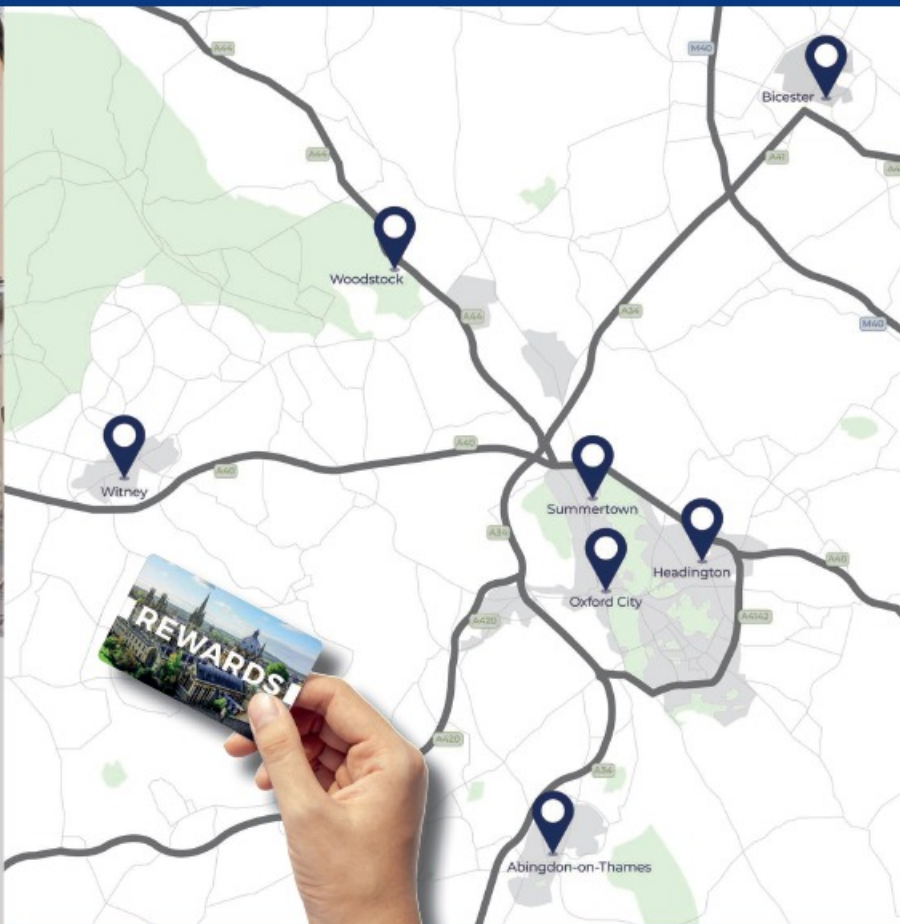
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**FROM LEFT:**  
Martyn Brittain, Phoebe Southgate,  
Cheryl Pearson, Jack Smith



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