

# MANOR COTTAGE

DELLY END, OXFORDSHIRE



# Manor Cottage

Delly End, Oxfordshire

Witney 3 miles, Charlbury Station 6 miles (London, Paddington 70 minutes), Oxford 15 miles. (All mileages approximate).

A delightful, 18th Century cottage overlooking the village green, with scope to extend and modernise

- Kitchen
- Dining Room
- Drawing Room
- Utility/Boot room
- Cloakroom
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Attic Room
- Mature Gardens
- Double Car Port
- Gravelled Parking
- Boiler Room

## DESCRIPTION

Manor Cottage is a pretty, Grade II Listed Cotswold stone cottage under a stone slate roof. It is a characterful cottage with many period features and a wealth of charm. The inglenook fireplace has a wood-burner in place and the dining room fireplace has the potential to be re-opened. There is plenty of scope to extend and re-configure the accommodation. To the rear of the property is a small courtyard garden between the utility room and the study/sitting room. This area could well be covered to create a kitchen/dining/sitting room along the length of the cottage.

Upstairs the bedrooms are a good size with high ceilings and plenty of storage. There is the potential of creating a third bathroom in the Attic room.

Outside the front gardens are typical cottage gardens with well stocked beds and mature hedging. To the side of the cottage is gravelled parking accessed via a five barred gate from the lane. A wooden car port also doubles up as a wood store and has storage above in the roof space.





### SITUATION

Delly End is a pretty hamlet close to the village of Hailey and in a Conservation Area. The houses are primarily arranged around the village green. Hailey offers a pub, a village hall and a primary school but also a cricket club. Witney Rugby club grounds are in Hailey. More extensive facilities are available in the market town of Witney where there are supermarkets, high street shops and a variety of pubs and restaurants and a cinema. The Windrush Leisure Centre has most indoor facilities whilst outdoors there is tennis, cricket, football and bowls.

Both Oxford and Cheltenham are easily accessed via the A40.

### AMENITIES

Cotswold Wildlife Park, Burford. Golf at Witney, Chipping Norton, Burford and Lyneham. Racing at Cheltenham, Newbury and Stratford-

upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

### SERVICES

Mains water, electricity and drainage. Mains gas fired central heating. Telephone (subject to BT regulations) Fibre Optic broadband available in Delly End. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.



## LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney,  
Oxfordshire OX28 1PB T 01993 702941 www.westoxon.gov.uk

## POSTCODE

OX29 9XD

## COUNCIL TAX

Band G

## VIEWING

Please telephone Butler Sherborn, Burford Office T 01993 822325  
or The London Office T 0207 839 0888.  
E felicity@butlersherborn.co.uk

## DIRECTIONS

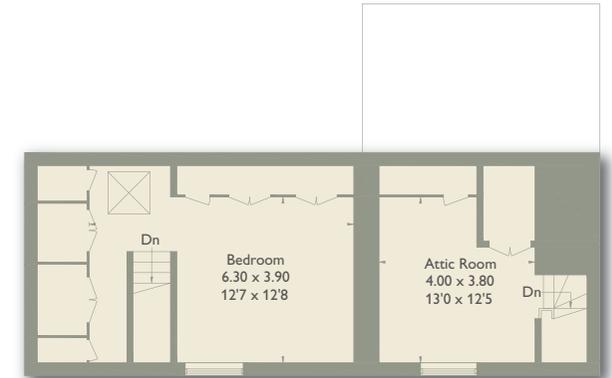
From Oxford on the A40, take the first exit to Witney onto the B4022.  
Stay on this road signed posted to Hailey. Drive through Hailey and  
take the first right signed Delly End. Manor Cottage will be found on  
the right hand side overlooking the green.

From Charlbury, follow the B4022 through the village of Finstock  
towards Witney. Pass the 'Bird in Hand' pub and take the next left  
into Delly End. Manor Cottage will be found on the right hand side  
overlooking the green.

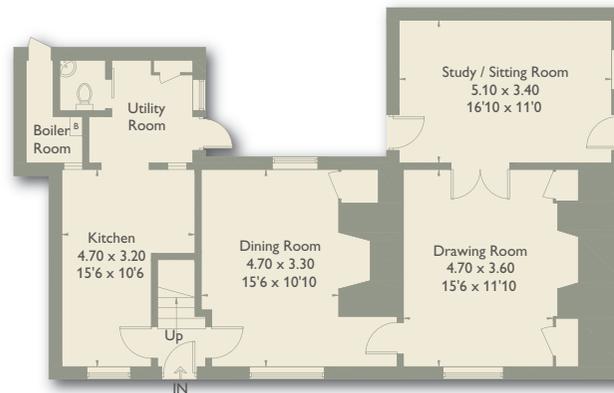


Approximate Gross Internal Area  
232.5 sq m / 2503 sq ft (Including Boiler Room)

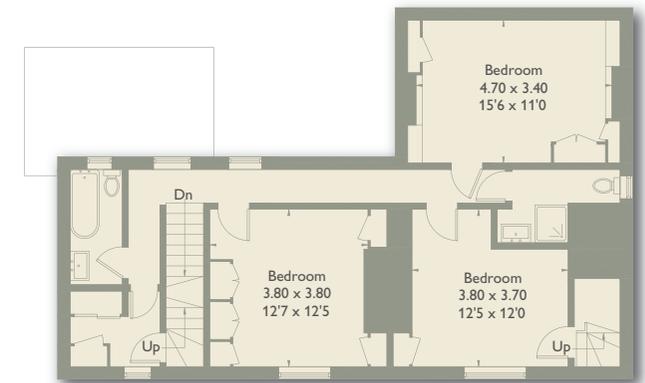
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Illustration for identification  
purposes only. The plan has  
been created using previous  
drawings as reference  
material, therefore the  
accuracy of information  
cannot be guaranteed.  
Not To Scale.



Second Floor



Ground Floor



First Floor



Butler Sherborn  
The Cotswolds Property Specialists

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