

# MEADOW COTTAGE

CARSWELL MARSH • OXFORDSHIRE



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*A charming period cottage in an exceptionally quiet and secluded setting surrounded by rolling countryside within easy reach of Oxford.*

Sitting room • Dining room • Orangery  
Kitchen/Breakfast room

Four bedrooms • Three bathrooms

Outbuilding comprising  
Studio • Store • Wood store (former stables)

Delightful and extensive gardens

**All approximately 0.54 acres**

Oxford 16 miles • Faringdon 4 miles • Witney 8 miles  
Didcot Parkway Railway station 15 miles  
London – Paddington (approximately 50 minutes)

(Distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Meadow Cottage

A charming 18th century cottage situated at the end of a no through road, surrounded by rolling countryside to the west of Oxford.

- Meadow Cottage has a delightful south facing aspect, with attractive gardens and grounds including mature lawns, productive fruit trees and wonderful vegetable gardens.
- The property enjoys exceptional tranquillity by virtue of the fact that it is accessed via a single track lane which is over a mile away from the nearest main road.

## Carswell Marsh, Oxfordshire

Carswell Marsh is a small hamlet which lies between Oxford, Abingdon and Faringdon, close to the market town of Bampton. The hamlet is approached via a single track lane which runs past St Hugh's School and continues for approximately 1 mile through mature woodland and rolling countryside.



Faringdon offers two supermarkets and the larger centres of Witney, Wantage and Oxford, all within about a 20 minute drive, provide a comprehensive range of shopping and entertainment facilities.



Oxfordshire is renowned for its schooling with an excellent selection nearby including St Hugh's School (approximately 1 mile), Cokethorpe and Abingdon School amongst others within Oxford; St Edward's School, Radley College, Headington School, The Dragon School, Cothill House, Summer Fields School, Chandlings Manor, St Helen & St Katharine and Oxford High School.



Recreation opportunities are extensive with golf courses at Abingdon, Carswell Golf and Country Club, Frilford Heath Golf Club, Witney and Burford.



Sailing is available on the nearby River Thames and Farmoor Reservoir.



Fast trains run from Didcot and Oxford to London Paddington (48 minutes on average). The M40 and M4 are easily accessible through the A34 and there are also regular public transport buses going into Oxford via the A420.





## Directions (Postcode SN7 8JN)

From Oxford take the A420 west towards Faringdon. After approximately 14 miles, turn right between the villages of Buckland and Littleworth, towards St Hugh's School. Follow this lane for approximately 1 mile and Meadow Cottage is then immediately at the end of Carswell Lane, set behind a dry stone wall. Continue around the right hand side of the property and the driveway to the house is then on the left with a timber five barred gate at the entrance.

## Services

Mains water. Mains electricity. Private drainage. Oil fired central heating.

## Fixtures and Fittings

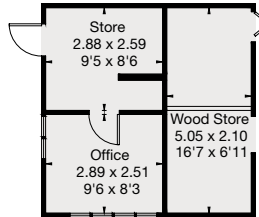
All those items regarded as tenant's fixtures and fittings, together with the curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

The Vale of the White Horse. 01235 520202

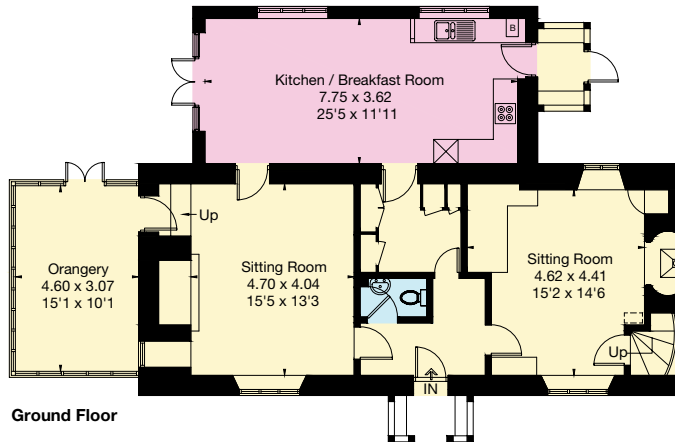
**Approximate Gross Internal Floor Area**  
Approximate Gross Internal Area = 201.6 sq m / 2170 sq ft  
Outbuilding = 26 sq m / 280 sq ft  
Total = 227.6 sq m / 2450 sq ft

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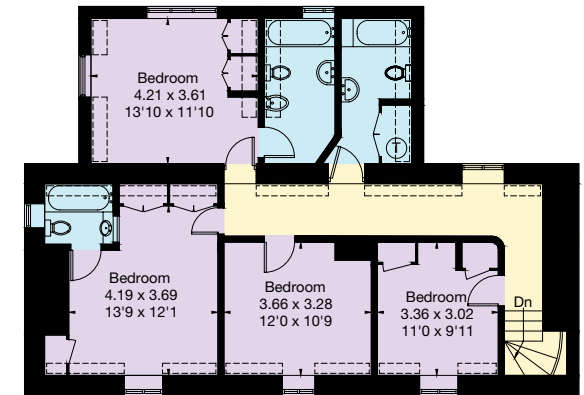


**Outbuilding**  
(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



**01865 790077**  
280 Banbury Road,  
Summertown, Oxford OX2 7ED  
oxford@knightfrank.com

**KnightFrank.co.uk**

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