



Ramblers Cottage

The Walk, Alyescot

Ramblers Cottage

The Walk, Alvescot

A pretty stone cottage beautifully presented and updated with extensive gardens and off road parking situated in a thriving village.

Accommodation

Entrance Hall • Sitting Room • Kitchen/Breakfast Room
4 Bedrooms • Family Bathroom • Gardens and Terrace
Off Road Parking • 2 Garden Sheds

Location

Burford (6 miles) • Farringdon (8 miles) • Witney (6 miles)
Cheltenham (20 miles) • Oxford (18 miles)
Charlbury Station (10 miles) • Didcot Station (25 miles)
(All mileages are approximate)

Ramblers Cottage dates back to the late 17th century and has undergone extensive updating and modernisation by the current owners. It is now a beautifully presented charming Cotswold Cottage with an abundance of period features with later additions. Flagstone floors are found throughout the ground floor and also extend onto the exterior terrace. The entrance hall and sitting room both have wood burners situated in the original fireplaces. There are exposed beams and window seats throughout the cottage. The kitchen/breakfast room has been added this year and is light and airy with French doors to the rear terraced garden. There are plenty of work surfaces and a range of floor and wall units.

The first floor is accessed via two staircases at either end of the cottage. There are three bedrooms and a family bathroom. The bathroom has a freestanding claw-foot bath and a separate shower cubicle, wash hand basin and WC with high level cistern. The western stairs lead to the second floor, which is a bedroom with pitched roof and exposed beams.

The garden extends in all to about half an acre. To the front of the cottage is a gravelled parking area and a lawn that rolls on to mature woodland with a very useful garden machinery store. The front garden is bordered by post and rail fencing to the sides and Cotswold stone wall to the front. Adjacent to the property is the village hall and country park with tennis courts and plenty of countryside walks beyond. The rear garden is south facing with a flagstone terrace leading onto a gravelled area and Summer House, ideal for alfresco dining and entertaining.

Situation

This pretty attached cottage is situated on the southern edge of the small Cotswold village of Alvescot, some 6 miles from the market town of Burford, known as the "Gateway to the Cotswolds". The village has a strong and thriving friendly community with amenities including the attractive church of St Peter and a public house





which provides good pub food and has a skittles alley. There is a well respected Church of England Primary School which has an 'outstanding' Ofsted report. Further day to day facilities are available in the local towns of Burford and Bampton with more amenities being found in Faringdon and Witney which includes a number of large supermarkets. The local community hospital and a minor injuries clinic is in Witney along with a new health care centre in Carterton. Carterton also has a leisure centre with indoor pool and gym. There are further leisure facilities locally which include tennis courts, badminton, judo, dancing, golf, horse riding and an additional indoor swimming pool at Witney.

Alvescot is well located for access to the major commercial centre of Swindon, Cheltenham, Birmingham, Banbury and the wonderful historic University City of Oxford. Communications are excellent both by road and rail with fast trains to London Paddington taking about 60 minutes from Charlbury or 45 minutes from Didcot. The road network is good with access for the M40 at Oxford and Banbury to London and Birmingham respectively or via Cheltenham to the M5 to the south west and the M4 at Swindon to the south. Heathrow Airport is 64 miles away.

The area has an excellent selection of both private and state schools along with schools in Witney, Oxford, Banbury and Cheltenham. Sporting and leisure facilities in the area include Golf at Burford and Witney. Racing at Newbury, Warwick, Stratford upon Avon and Cheltenham. Sailing at Hardwick on the Farmoor Reservoir and Cirencester. Theatres at Stratford upon Avon and Oxford. There are cinemas in Witney, Oxford and Swindon with restaurants in Witney, Burford, Oxford and the surrounding villages. The neighbouring countryside provides an excellent network of footpaths, bridleways and byways.

Amenities

Local sporting facilities in the area are excellent. There are Leisure Centres in Chipping Norton, Witney and Bourton on the Water. Racing at Cheltenham, Newbury and Stratford upon Avon. Polo at Cirencester Park. Golf courses in the area include Lyneham, Burford, Chipping Norton and Naunton. Theatres in Cheltenham, Oxford, Chipping Norton and Stratford upon Avon. Burford Wildlife Park is nearby and the Cotswold Water Park is near Cirencester.

Local schools in the area include a nursery and primary school in Shipton under Wychwood. Private schools include Kingham Hill School, Kitebrook and Hatherop State schools in the area include Burford Secondary School and The Cotswold School at Bourton on the Water. Further state and private schools are found in Oxford and Cheltenham.

Services

Mains water, electricity and drainage. Oil central heating. Telephone and Broadband (subject to BT regulations). (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, Church Green, Witney, Oxfordshire, OX28 4AU. Tel: 01993 861000

Council Tax

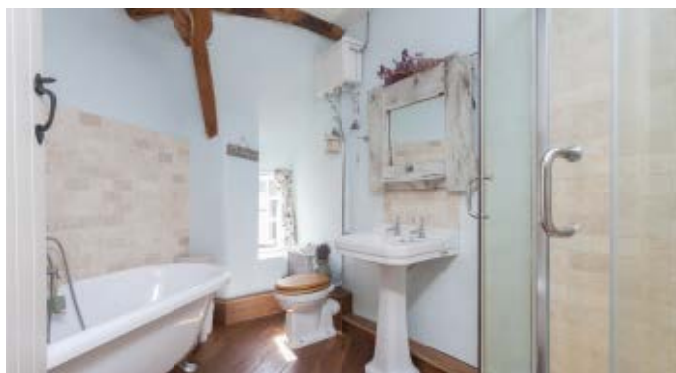
Band C

Viewing

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

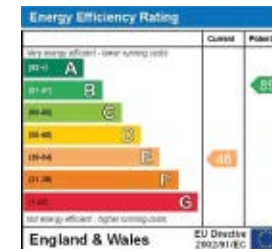
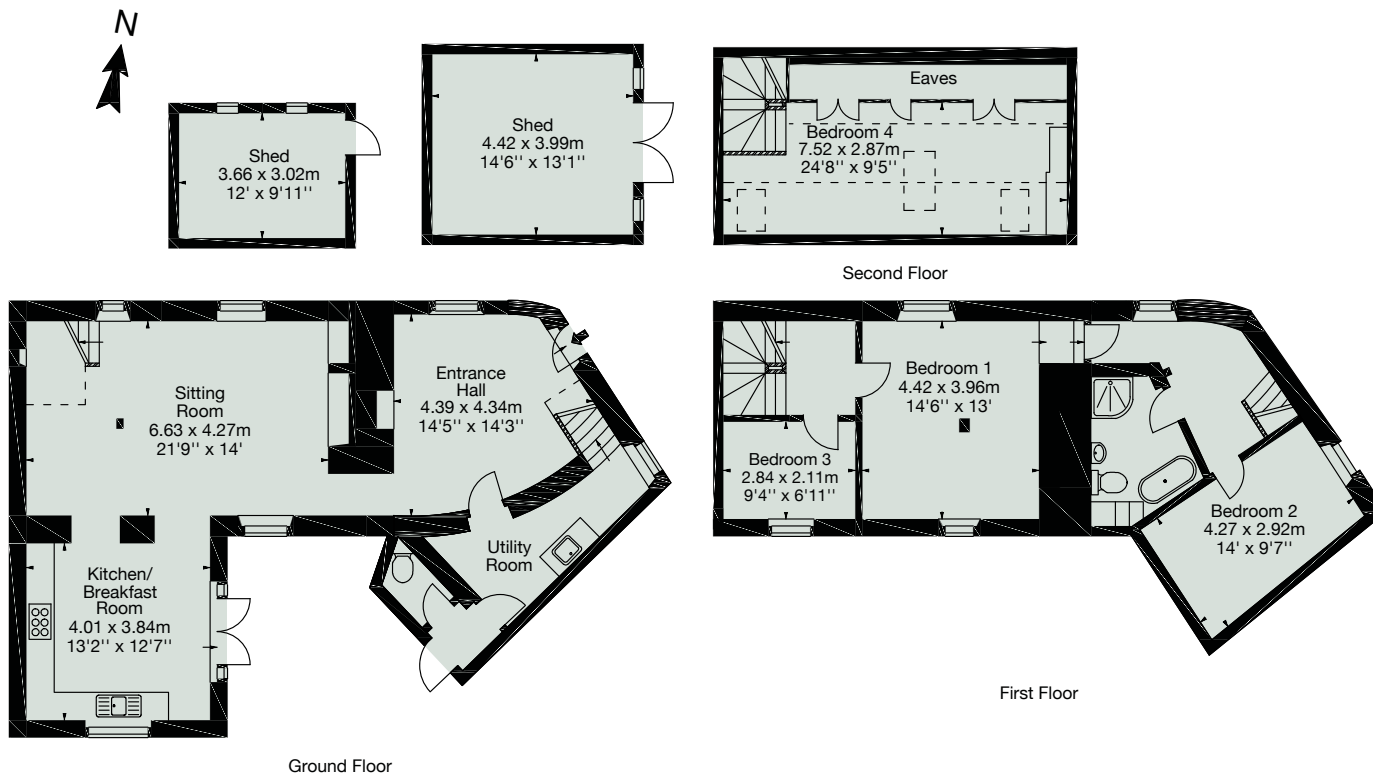
Directions (OX18 2PU)

From Burford take the A40 toward Oxford, take the right turn signposted to Shilton and Carterton. At the Carterton traffic lights turn right, then at the painted roundabout turn right, signposted Alvescot. Once in the village of Alvescot, just before the village pub on the left hand side, turn right down a dirt track to a row of cottages. Ramblers Cottage is the middle one of the 3 and is found on your right hand side.



Ramblers Cottage,
The walk,
Main Road,
Alvescot,
Bampton,
Oxfordshire, OX18 2PU
Approx. Gross Internal Area
1865 Sq Ft - 173 Sq M

Out Buildings
Approx. Gross Internal Area
296 Sq Ft - 27 Sq M



DISCLAIMER

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Butler
Sherborn

Butler Sherborn Burford

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