



Grooms Cottage
Asthall, Oxfordshire OX18 4HW

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A detached period Cotswold stone cottage nestled in a secluded position in the heart of Asthall, one of West Oxfordshire most desirable villages, and beautifully set in the Windrush Valley between the towns of Burford and Witney, offering very spacious and characterful accommodation. The property has been attractively extended adding a contemporary style and finish to the living accommodation with a stunning kitchen/dining/family room with lantern roof, which include solid wooden work surfaces, and a high quality engineered oak flooring, plus there is a utility room and a ground floor shower room/cloakroom. From the kitchen/dining/family room there are 2 sets of bi-folding doors overlooking the patio and rear garden and a Yale remote locking/unlocking rear door. In addition there is a living room with inglenook fireplace and wood burner, and to the first floor there are 4 double bedrooms and a stylish bathroom. The property has new double glazed windows finished in a Cotswold Green colour, oil central heating (new boiler in 2017), and to the outside are good size private gardens to the rear with a paved area leading to a lawn which is enclosed by a low stone wall and with very pleasant and appealing view over paddocks beyond. To the front there is parking for several vehicles, a large outbuilding, plus an attached store. Properties of this ilk in the village of Asthall are rarely available and we recommend an early viewing.

Directions

Proceed away from Witney along the Burford Road through the traffic lights and continue on past Minster Lovell and just before the A40 roundabout take the right hand turn signposted Asthall. Continue down the hill and into the village and follow the road around to the right towards the Maytime Inn and the access to the property is found via a driveway to the right of the Inn.

Draft details - may be subject to alterations.

20J20





GROUND FLOOR

Living Room
Kitchen/Dining/Family Room
Utility Room
Shower Room/Cloakroom

Oil Central Heating (New Boiler 2017)
Double Glazing

FIRST FLOOR

4 Double Bedrooms
Bathroom

OUTSIDE
Parking For Several Vehicles
Outbuilding
Gardens With Views Across Paddocks



Offers In Excess Of £895,000
Freehold
WODC Band E: £2288.44 2020/21 EPC Rating: D



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Total Approx. Floor Area 1854 Sq.Ft. (172.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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