



Cote Cottage, Shifford Road  
Cote, Oxfordshire OX18 2EG



## Cote Cottage, Shifford Road, Cote, Oxfordshire OX18 2EG

A charming detached 18th century Grade 2 listed cottage set in substantial and mature south and west facing gardens approaching 0.5 acre. This stunning property is situated in a quiet lane in this small hamlet village between the larger villages of Standlake and Aston, and is built of natural stone under a stone slate roof with characterful dormer windows to front, side and rear. The attractive accommodation over 2 floors includes 2 separate staircases and comprises a sitting room and living room both with inglenook fireplaces, plus a kitchen, cloakroom and useful boot room leading to the gardens. To the first floor there are 4 bedrooms and 2 bathrooms linking the 2 landing areas. The completely private gardens are impressive and a wonderful feature of this desirable home and extend through formal lawn areas full of mature trees and shrubs leading via a garden path to more natural sections including dense areas of shrubbery and then on to a wooded area beyond, and finally to a shallow watercourse at the far end. The gardens include storage and garden sheds, and a detached garage plus parking accessed by the double gates. There is significant space here for a family and the property also offers a purchaser the opportunity to extend if required.

### Directions

Leave Witney via A415 in the direction of Standlake. Proceed along for a distance to Standlake. Rather than bearing left into the village of Standlake, proceed straight on in the direction of Aston (B4449). Follow this road along for approx. 2 miles. At the Cote crossroads turn left into Shifford Road and the property is then found on the right hand side.

19F23







GROUND FLOOR

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen
- Living Room
- Boot Room

FIRST FLOOR

- 4 Bedrooms
- 2 Bathrooms

Period Features Including Inglenook  
Fireplaces & Exposed Beams  
Grade 2 Listed

OUTSIDE

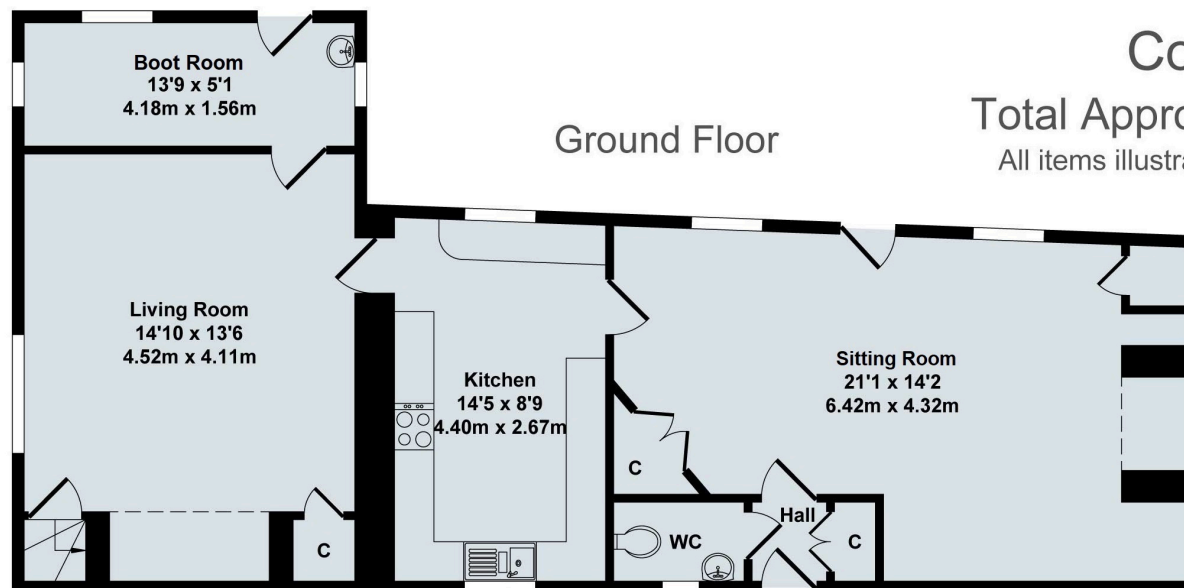
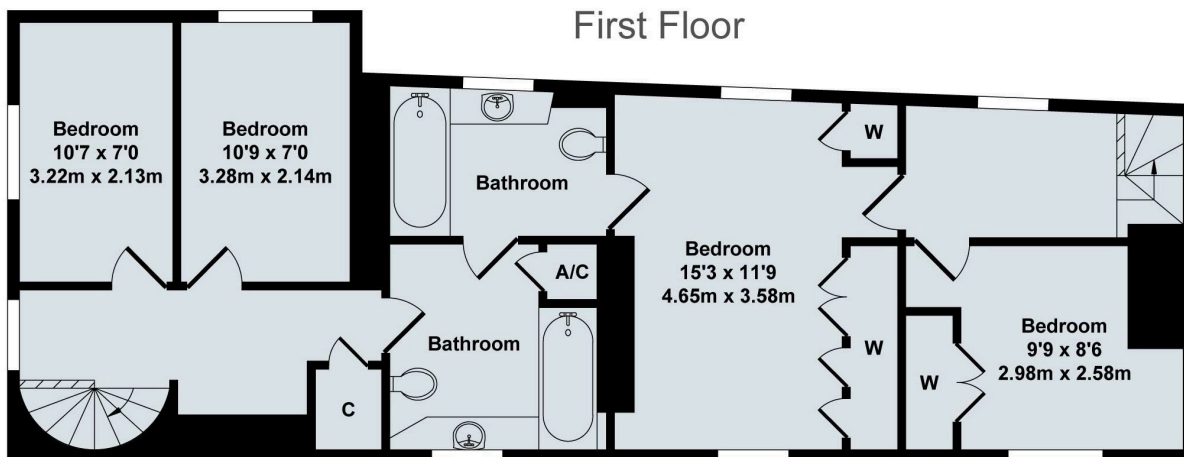
- South & West Facing Gardens Approaching 0.5  
Acre
- Garage
- Driveway Parking



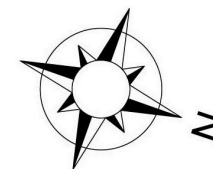
**Price £825,000 Freehold**  
**Council Band F**







**Cote Cottage, Cote**  
Total Approx. Floor Area 1562 Sq.Ft. (145.10 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



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