



Enchanting period property with separate home office

Woodbine Cottage, Murcott, Oxfordshire OX5 2RE

Freehold



3 reception rooms • kitchen/breakfast room • cloakroom • 4 bedrooms • 2 bathrooms • detached stone garage with storage and home office above • off road parking • cottage gardens

Local information

The village of Murcott is situated in attractive Oxfordshire countryside at the edge of Otmoor, an area of special scientific with its RSPB nature reserve. Home to The Nut Tree Inn, a Michelin starred restaurant and public house, there is also a village hall and small church. The area offers a good selection of both state and independent schools and the A40/M40 provides access to London, The Midlands and North. Mainline rail at Bicester North with services to London Marylebone.

Directions

From Oxford at the A40/Headington roundabout take the exit signposted Stanton St John and Horton cum Studley. At the T junction at the end, turn right then left signposted to Horton cum Studley. Proceed through Horton cum Studley bearing left on Brill Road. After about 2 miles turn left to Murcott and Woodbine Cottage is found on the left just after the Nut Tree.

About this property

With origins dating to the early 18th century Woodbine Cottage is Grade II Listed and retains numerous period features including a turret staircase, exposed timbers, wooden doors and beautiful wide floor boards on the landing. Lived in by the same family for over 30 years the property has been well maintained and the roof was re-thatched in 2012.

Accommodation over two floors is versatile with sitting and dining rooms, both enjoying dual aspect

windows and wood burners. The kitchen has a stable door to the garden and appliances include integrated dishwasher, fridge and freezer, electric oven with ceramic hob and a Rayburn (also providing hot water and heating). There is a rear lobby area leading to downstairs cloakroom and a cosy den/study/playroom depending on needs. On the first floor there are two bathrooms and four bedrooms, one being accessed by a separate staircase or via the bathrooms.

Outside, there is a detached garage with stairs rising to a home office and useful storage area. Delightful cottage gardens to the rear are south facing and well stocked. There is a green house and terrace area.

Woodbine Cottage has a right of way over the drive.

Services Mains water, electricity, drainage. Oil-fired central heating. Security System. BT Infinity Broadband, subject to usual transfers. (Gigaclear is available in the village).

Photographs taken and brochure prepared July & August 2020.

Tenure

Freehold

Local Authority

Cherwell District Council

EPC rating = Exempt

Viewing

Strictly by appointment with Savills





Approximate Area = 188.1 sq m / 2024 sq ft
 Outbuilding = 43.5 sq m / 468 sq ft
 Total = 231.6 sq m / 2492 sq ft
 For identification only. Not to scale.
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