

Cobweb Cottage

Horton-cum-Studley • Oxfordshire • OX33 1BB



savills

Cobweb Cottage

A picturesque detached period cottage with spacious accommodation and beautiful gardens in this well located village

- Entrance lobby
- sitting room
- family room
- Kitchen/breakfast room
- Dining room
- Cloakroom
- 4 bedrooms
- Bathroom and shower room
- Garage, parking and workshop
- Gardens and grounds
- In all about 0.41 acres

Directions

From the Headington roundabout on the A40, on the east side of Oxford, take the exit signposted Horton-cum-Studley and Beckley. Proceed out of Oxford and then cross over the subsequent staggered crossroads. Follow this road into Horton-cum-Studley and bear up the hill to the T-junction where Cobweb Cottage will be seen on the left.

Situation

Horton-cum-Studley is one of the "Seven Towns of Otmoor" and is situated on the eastern edge of the moor, part of which has been designated as a site of special scientific interest, with its RSPB reserve of wet meadows and reed beds. For those wishing to enjoy the immediate surroundings, there are lovely countryside walks along the footpaths and bridleways. The village has a thriving community, with an annual summer fete, which incorporates





the Otmoor Challenge across Otmoor. There are also two tennis courts, a cricket club and Studley Wood Golf Course. There are mainline railway stations at Bicester North and Oxford Parkway (London Marylebone in 45 minutes). There is good access to the wide range of schools in Oxford, and junctions 8 and 9 of the M40 are within easy reach.

Description

Cobweb Cottage is a charming period property situated in the heart of the village. Believed to date from the late 16th century, it is understood to originally have been a farmhouse and is listed Grade II. It offers considerable character with a thatch roof, exposed beams, inglenook fireplaces and plank doors. It has been improved and updated by the present owners.

The front door opens on to an entrance lobby with doorway to the family room, which is double aspect and there is an inglenook fireplace with a gas stove. The larger sitting room is beyond and is also double aspect and beamed. To the rear is the well-appointed kitchen with a pale blue Aga, range of cupboards with fitted dishwasher and fridge/freezer and granite work surfaces. There is also a cupboard with plumbing for a washing machine and tumble dryer. The rear hall has access to the garden and the dining room which has a fireplace with a log burning stove.

On the first floor are four bedrooms, a shower room and bathroom.

Outside

There is off-street parking and a single garage with separate workshop to the side of the property. A wide side access leads to the attractive rear garden with well-established borders and mature trees providing shelter and privacy. There are two terraces which are ideal for al fresco dining and further sitting areas.

Tenure

Freehold with vacant possession on completion.



Floor plans

Gross Internal Area (approx)

Cottage= 186.3 sq m / 2005 sq ft

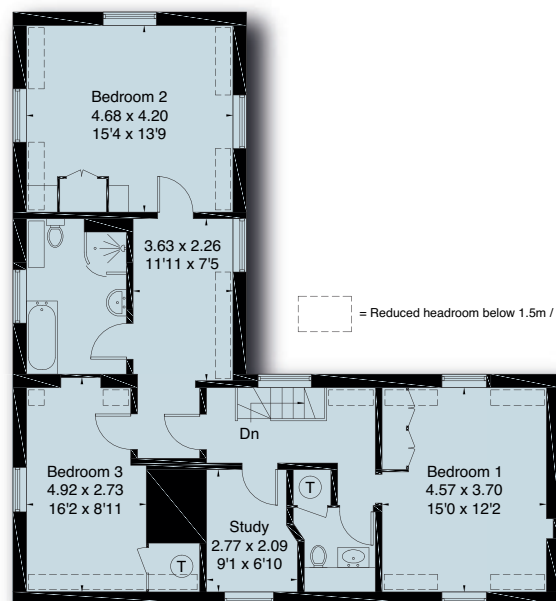
Garage & Store = 35 sq m / 377 sq ft

Total = 221.3 sq m / 2382 sq ft

For identification only. Not to scale.



= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

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Services

Mains water, electricity and drainage are connected. Propane gas-fired central heating.

Local Authority

Cherwell District Council

Council Tax

Band G

Viewings

Strictly by appointment with Savills (01865 339700). Prior to making an appointment to view Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Agents Notes

This property was previously called Corner Cottage.

Fixtures, Fittings, Etc.

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings including the range cooker and wine cooler are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

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