



CHARMING CHARACTER COTTAGE IN LARGE GARDENS

CROFT COTTAGE, PUSEY, OXFORDSHIRE, SN7 8QG



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2 reception rooms ♦ study/bedroom 3 ♦ shower room ♦ utility
♦ 2 bedrooms ♦ bathroom ♦ parking & car port ♦ gardens ♦
listed dovecote ♦ EPC rating = F

Situation

Croft Cottage lies in the village of Pusey, to the South West of Oxford. Whilst it enjoys a rural setting with attractive views, it is not isolated and benefits from several neighbouring properties close by.

Pusey is approximately half way between Swindon and Oxford, both are easily reached by the A420.

Communications are excellent, with mainline train stations at Didcot, Oxford and Swindon, and access to junction 15 of the M40.

Faringdon provides day to day shopping facilities, with Oxford, Swindon, Abingdon and Witney all providing extensive shopping, educational and recreational facilities.

There is also good access to a wide range of schools in the area.

Directions

From Oxford take the A420 towards Swindon. After approximately 12 miles, turn left, signposted to Pusey. On reaching the village, the long shared driveway leading to the property will be found on the right hand side, marked by stone walling and a sign for South Lodge. Continue along the driveway with South Lodge on your left, and the parking area to Croft Cottage will be found ahead.



Description

This is a particularly charming detached part thatched cottage of character, with the opportunity to update and improve further.

There are two linked reception rooms on the ground floor, together with a kitchen, study/bedroom 3, utility and shower room and, on the first floor, are two bedrooms together with a bathroom.

Outside, the property is approached over a gravelled driveway (belonging to South Lodge) and leads to a parking area and carport by the property. The large, well stocked, southerly facing, mature gardens are laid to lawn and interspersed with trees, flowers and shrubs.

An unusual and fascinating feature is the brick-built, Grade II listed dovecote, and there is also a useful timber workshop.

Services

Mains water & electricity. Oil fired heating. Septic tank.

Brochure prepared and photographs taken April 2019.

Tenure:

Freehold with vacant possession on completion.

Local Authority:

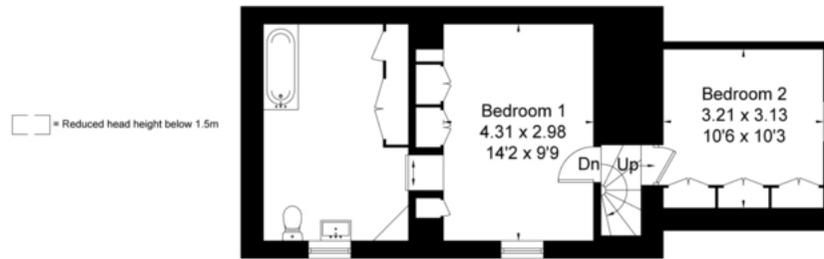
West Oxfordshire District Council

Viewing:

Strictly by appointment with Savills

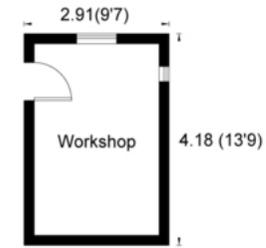


Approximate Area = 126.1 sq m / 1357 sq ft
 Workshop = 9.5 sq m / 102 sq ft
 Total = 135.6 sq m / 1459 sq ft (Excluding Bird House)
 Including Limited Use Area (0.8 sq m / 9 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group

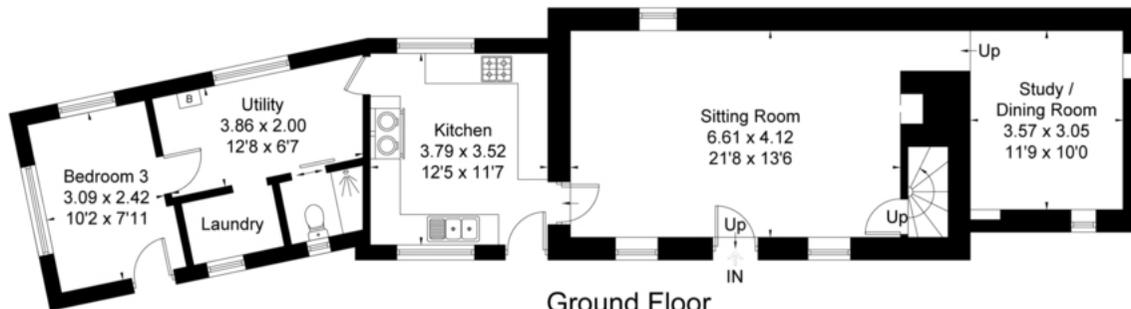


First Floor

Area = 43.9 sq m / 472 sq ft

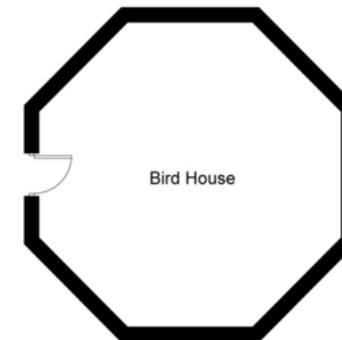


(Not Shown In Actual Location / Orientation)



Ground Floor

Area = 82.2 sq m / 885 sq ft
 (Limited Use Area = 0.8 sq m / 9 sq ft)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	