



# Beautifully renovated Grade II listed cottage

**Yewtree Cottage, Toot Baldon, Oxfordshire, OX44 9NE**

Freehold









## Beautifully renovated Grade II listed cottage in a wonderful setting

Ground floor: Kitchen/breakfast room • dining room • sitting room • study/bedroom 4 • cloakroom with shower • utility room • cellar

First floor: Principal bedroom with en suite bathroom • 2 further bedrooms • family bathroom

Double garage with storage room • shed • greenhouse

### Distances

Oxford 7 miles, Abingdon 8.6 miles, Wallingford 8.7 miles, Didcot Parkway (London Paddington from 42 minutes) 9.2 miles, Haddenham & Thame Parkway (London Marylebone from 35 minutes) 14 miles, London 55 miles, Heathrow Airport (Terminal 2) 44 miles.

Distances are approximate.

### Directions

From the Oxford ring road take the B4074 towards Nuneham Courtenay. Once through the village turn left to Marsh Baldon. Carry on through the village to Toot Baldon, forking right at the small triangle of grass. Follow this lane for about 0.5 miles until the School House is immediately ahead. Turn sharp right and Yewtree Cottage can be found at the end with a large gravel drive.

### Situation

Toot Baldon is a popular village within a conservation area, surrounded by numerous footpaths and bridleways. The village has a C13th village church, a highly regarded pub, The Mole Inn and a cricket club, which it shares with Marsh Baldon. Marsh Baldon also boasts a popular community pub, the Seven Stars, a short walk across the field from the Cottage. The village offers easy access to Oxford, the Headington hospitals (about 6 miles away) and the M40 is just 7 miles away. Everyday shopping amenities are served by supermarkets just off the ring road with more extensive shopping requirements met within Oxford, as well as a wealth of cultural and sporting activities. There is a wide range of both state and private schools within easy reach of the village.





## Description

Yewtree Cottage dates to circa 1780 and has been lovingly restored by the present owners, with meticulous attention to detail, finest quality materials and a mellow colour palette. Whilst maintaining and enhancing all the period features, the contemporary additions marry seamlessly with the original cottage, creating a warm and welcoming family home that has a pleasing flow throughout.

The entrance hall opens directly to the stunning contemporary kitchen. With its southerly and westerly aspects and large roof lantern, this room is flooded with natural light. Bi-fold doors span the west wall opening to the terrace and gardens beyond. Bespoke painted wooden units by Langstaff-Ellis house high end appliances including Bora and Fisher & Paykel and sit beneath a pale stone worktop. A large island houses deep, wide storage drawers to one side and a breakfast bar with storage cupboards beneath to the other. Steps lead up to the atmospheric dining room with its oak floor, wooden shutters and woodburning stove nestled within its fireplace.

The dual aspect sitting room is a delight. Beams, oak flooring, wooden shutters and red brick fireplace, once housing the original range, now housing a large wood burning stove, all feature. From here, steps down lead onto the rear hall where the study/bedroom four, cloakroom (with large shower) and utility room lead back to the front hall.

The generous cellar, with its wide stone steps, is accessed from the sitting room.

The principal bedroom has southerly and easterly aspects with a fabulous en suite bathroom, with cast iron freestanding bath, and large separate shower. There is also a useful walk-in cupboard. There are two further double bedrooms and a family bathroom, also with cast iron freestanding bath and separate shower.

## Specification

- Fully rewired and replumbed
- Cat 5 wiring
- 5-amp lamp system to sitting room and all bedrooms
- Bespoke Langstaff-Ellis contemporary kitchen
- Bora and Fisher & Paykel appliances
- High end sanitaryware to all bathrooms
- Reflective glass to roof lantern in kitchen
- Bespoke oak tongue and groove ledged doors with iron thumb latches
- Large limestone floor slabs to kitchen, hall, utility room and cloakroom floors
- Underfloor heating to the kitchen, hall and utility room with cast iron radiators throughout remainder of the property
- New water treatment plant installed relacing septic tank







#### Outside

Approached via a large, gravelled drive, the present owners have added a wooden double car port with large storage room above. Gardens either side of the cottage lead on to the beautifully landscaped, generous gardens at the rear. Mature holly and beech hedging and ancient yew trees enclose a beautifully planted garden. Hydrangeas, lavender, peonies, roses and verbena feature making for spectacular summer colour and winter structure. Three silver birches and a spreading, gnarled apple tree bring added interest and height. A gate from the garden offers a delightful walk across the field and on to Marsh Baldon, its cricket field and the Seven Stars.

Stone steps lead down to the generous terraces, accessed from the kitchen and offer plenty of space for family and friends to gather.

The garden also features a pond, greenhouse and garden shed.

#### General Remarks

##### Tenure

Freehold with vacant possession on completion.

##### Services

Mains gas, electric and water connected. Private drainage.

##### Local Authority

South Oxfordshire District Council. Council tax band F.

##### Viewing

Strictly by appointment with Savills Summertown office 01865 339700

##### Guide Price

£1,295,000

##### Fixtures and fittings

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



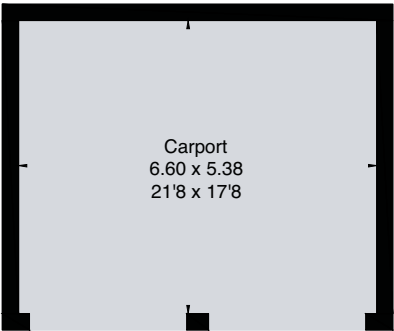
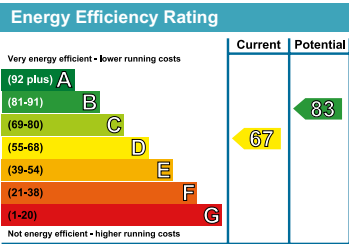
**Yewtree Cottage, Toot Baldon, Oxfordshire, OX44 9NE**  
**Gross internal area (approx)**  
**Main House** 180.6 sq m / 1944 sq ft  
**Cellar** 17.9 sq m / 193 sq ft  
**Carport** 35.6 sq m / 384 sq ft

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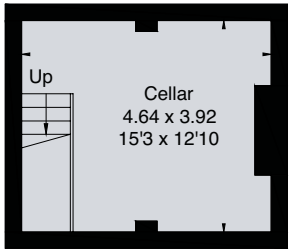


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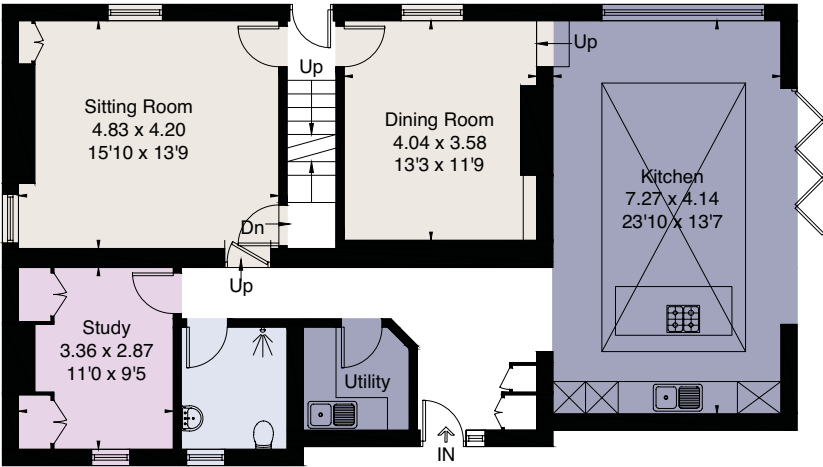
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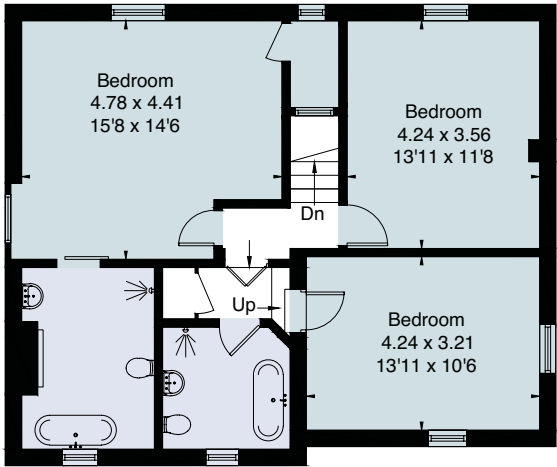
(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



First Floor

For identification only. Not to scale. © 22/11/28 CEW

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