



## A pretty period cottage with a range of outbuildings

**Honeysuckle Cottage, Nether Westcote, Chipping Norton, Oxfordshire, OX7 6SD**

Freehold

**savills**

Entrance porch • sitting room • dining room  
• office • kitchen/breakfast room • utility • four bedrooms  
• family bathroom • family shower room • detached  
annexe with four rooms and two shower rooms  
• detached barn • two stables • store • double garage  
with storage room • gardens and parking  
• In all about 1.59 acres

#### **Distances**

Milton-under-Wychwood  
4 miles, Burford 5 miles,  
Kingham 4 miles (trains to  
London Paddington from 76  
mins), Bourton-on-the-Water 5  
miles, Stow-on-the-Wold 5  
miles, Oxford 24 miles  
(distances and times  
approximate).

#### **Situation and Communications**

Nether Westcote is a small  
attractive Cotswold village with  
a renowned gastro pub and a  
Parish Church in nearby Church  
Westcote. The popular market  
towns of Bourton-on-the-  
Water and Stow-on-the-Wold  
both offer excellent amenities  
such as schools, petrol stations,  
banks, libraries, doctors'  
surgeries and supermarkets.  
The village is just eight miles  
from Kingham with Daylesford  
Organics and 18 miles from  
Soho Farmhouse which offers  
exclusive leisure amenities.

Road and rail  
communications are very good  
with the north-south A429 and  
east-west A40 providing  
access to larger centres. There  
is a regular train service to  
Oxford, Worcester and London  
from Kingham (eight miles).

There is an excellent range of  
private and state schools in the  
area including Kitebrook at  
Moreton-in-Marsh, Cheltenham  
College and Cheltenham  
Ladies College in Cheltenham

and a wide choice of schools in  
and around Oxford. The  
Cotswold School in Bourton-  
on-the-Water has been judged  
'Outstanding' in the last four  
consecutive Ofsted inspections  
across all categories.

Leisure and sporting pursuits  
include golf courses are  
Naunton Downs, Chipping  
Norton and Burford. There are  
National Hunt racecourses at  
Cheltenham and Stratford-  
upon-Avon. The area offers a  
wealth of fine houses and  
gardens to visit and an  
abundance of wonderful walks  
and bridleways.

The Cotswolds' year is  
packed with events, ranging  
from world famous  
international festivals like  
Cheltenham Literature Festival  
and Cheltenham Gold Cup  
Week to major musical events  
such as the Wilderness Festival,  
Cornbury Festival or the Big  
Feastival, as well as a busy  
events calendar featuring  
concerts, exhibitions, arts and  
literature festivals and  
theatrical productions.





### Honeysuckle Cottage

Honeysuckle Cottage is a delightful Grade II listed property dating back to the eighteenth-century. The property is constructed of natural Cotswold stone with Cotswold stone tiled roof to the front elevation and plain tiled roof to the rear and retains many of its original features, including beamed ceilings, fireplaces and flagstone floors. It has been extended twice over time and includes a well equipped kitchen with an electric Aga, together with a generous utility room with a spiral staircase providing secondary access to the first floor where there are four bedrooms, a bathroom and a shower room.

Honeysuckle Cottage fronts to the small triangular village green. There is a pedestrian gate and path leading to the front door flanked by lawn, Cotswold stone walling and flower and shrub borders. The front garden is principally laid to lawn and well screened by mature evergreen hedging enjoying a southerly aspect and there is an attractive paved courtyard to the west, again providing a pleasant sitting out area and this gives access to the stable and paddock. Alternatively, there is a pair of timber five bar gates and paved drive which lead to an extensive outbuilding constructed of timber elevations under a reconstituted stone tiled roof.

### Outbuildings

A particular feature of the property are the excellent detached outbuildings which can be used for a variety of purposes (subject to the usual consents) including guest accommodation or home office.

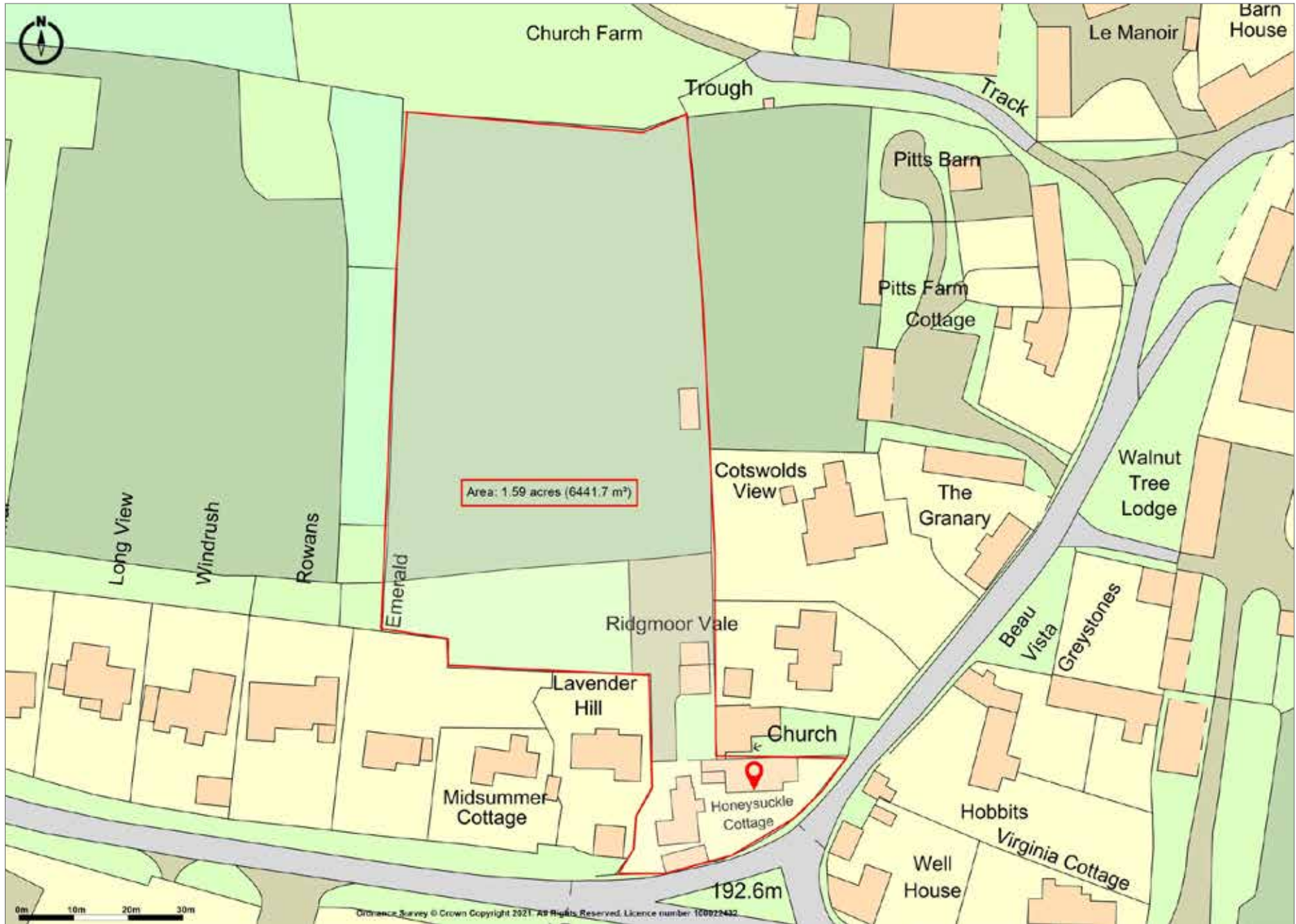
A substantial outbuilding constructed of timber elevations under a reconstituted Cotswold stone tiled roof with an interesting cupola has been subdivided to form four large rooms and two shower rooms. Adjoining this outbuilding is a double garage, which has light and power, and attached to that is a garden store.

There is a further detached building constructed of timber elevations with a hipped roof with a cupola comprising a loose box to one side with a stable door and a pair of timber doors leading to a feed room/machinery store. Adjacent to the stable is an area of paved hard standing together with an open fronted covered area.

A gate leads to a small holding paddock with a further gate leading to a larger paddock. In total the paddocks extend to 1.36 acres.

A public footpath runs along the northern most boundary in an east to west direction of the paddock behind Honeysuckle Cottage. The footpath has been fenced off.





**Promap**

LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

## General Information

### Local Authority

West Oxfordshire District Council.

### Services

Mains electricity, oil fired central heating, water and drainage are connected. Telephone line subject to BT transfer regulations.

### Tenure

Freehold.

### Town and Country Planning

The property lies within the area administered by West Oxfordshire District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

### Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

### Directions OX7 6SD

From Stow-on-the-Wold head in a southerly direction on the A429 and at the bottom of the hill, bear left on the A424 signed to Burford. Continue along this road and take the first left signed to Nether Westcote, which is also signed to The Feathered Nest. Upon entering the village, Honeysuckle Cottage will be seen directly in front of you. The vehicular access and drive is situated on the left hand side of the small village green.

### Viewing

Strictly by prior accompanied appointment with the agents.

Particulars prepared: March 2021. Photographs taken: March 2021.





**Honeysuckle Cottage, Nether Westcote, Chipping Norton, Oxfordshire, OX7 6SD**

**Approximate Area** 158.8 sq m / 1709 sq ft

**Garage** 22.7 sq m / 244 sq ft

**Annexe** 63.4 sq m / 682 sq ft

**Outbuildings** 64.6 sq m / 695 sq ft

**Total** 309.5 sq m / 3330 sq ft **Including Limited Use Area** (3.0 sq m / 32 sq ft)

**Clemmy Jones**

Savills Stow-on-the-Wold

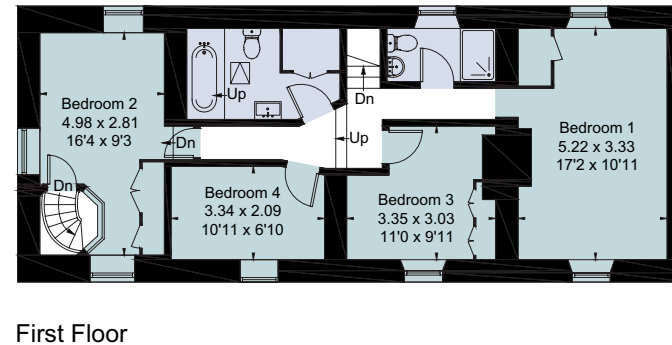
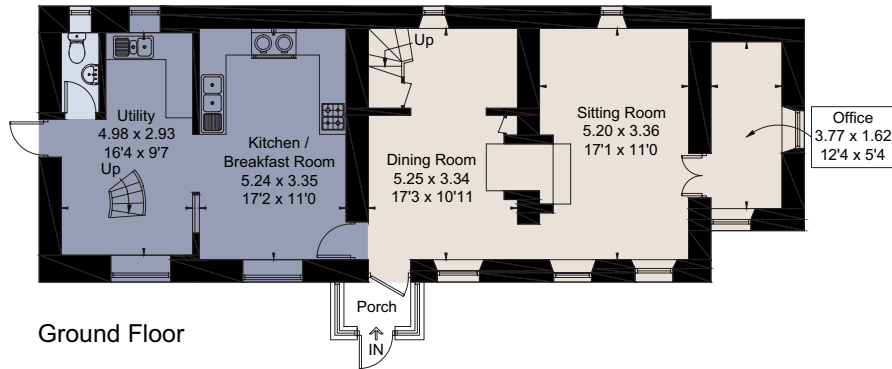
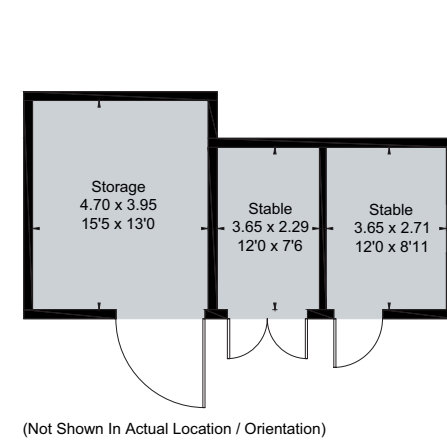
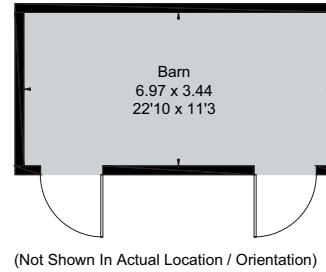
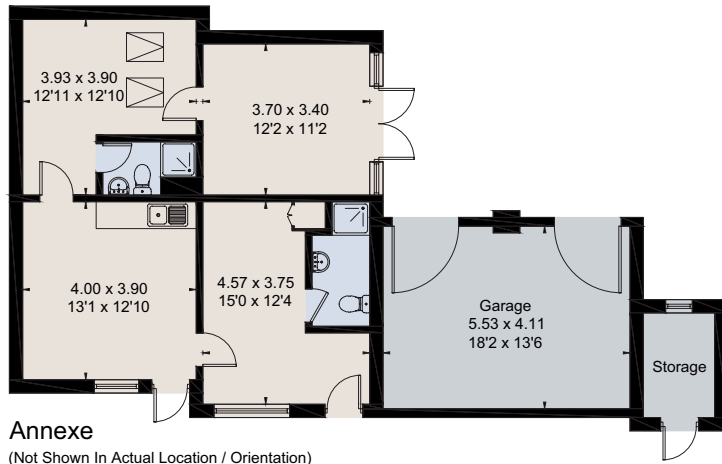
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