

Kings Head House,
Wootton by Woodstock



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Cotswold Village House | Five bedrooms & bathrooms
Cottage en suite bedroom & sitting room/study
3,727sq ft (346.3 sq m) | Sympathetically modernised
Stylish interiors | Off street parking | Garage
Walled cottage garden | Freehold
Guide price £1,425,000

An exceptional Cotswold village house presents a rare opportunity to acquire a fine 5 bedroom en suite property with impressive reception rooms and a country cottage within a pretty walled garden in one of Oxfordshire's most sought after villages.

Sitting in the heart of Wootton, behind its honey-coloured limestone front, lies a beautifully conceived Grade II listed home blending its 17th century past with modern living. Sensitively extended and updated, whilst retaining original features such as exposed Cotswold stone and timber work, the interior is light and spacious. A unique entrance opens into a large, shaker style kitchen with bespoke cupboards and integrated appliances such as an electric Aga and wine fridge. The large, bright garden/dining room with folding glazed glass doors opens onto an outdoor eating terrace and garden. The front sitting room centres around an open fireplace with traditional beams leading into a snug room with a large log-burning stove in the original fireplace. There is a useful downstairs cloakroom with bookshelves and an impressive, contemporary hall leads upstairs. The staircase is particularly elegant with a cleverly configured first-floor landing with a cupola flooding the house with natural light. Upstairs, all 5 en suite bedrooms have extensive fitted wardrobes offering flexibility for family living or guests. In addition, there are two upstairs reception rooms currently used as a study and office. At the end of the garden sits a charming honey stoned cottage with a double bedroom, en suite shower, sitting room and terrace. This desirable home, located near to Woodstock in the centre of Wootton has private off street parking.

There is a tranquil, stone walled garden with a cherry and apple tree and traditional English Cottage planting. A log store provides practical storage. Off street parking is accessed through a carriage arch leading onto a gravel driveway next to the garage.



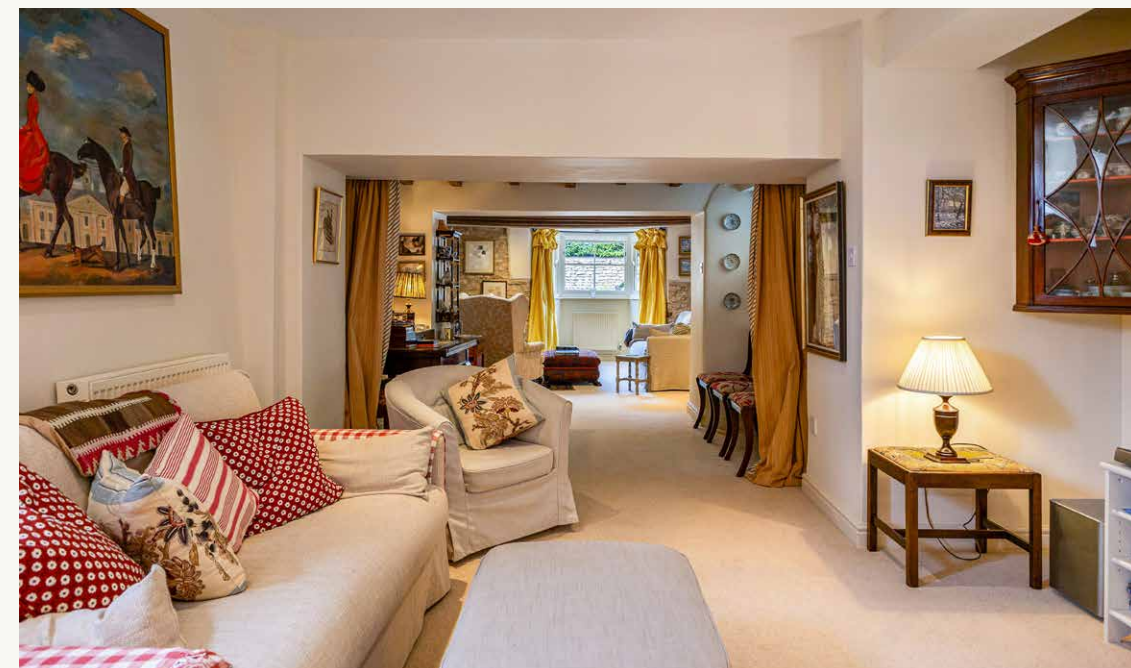
Location

Wootton is set on hills between two small rivers, the Glyme and Dorn, that flow into the lake at Blenheim. It has a thriving community, benefitting from the award winning Wootton Stores and pub with a village hall, beautiful Church, playing fields and community meadows. Events range from the annual Flower Show, village choir, "Wootton Talks," theatricals and Yoga classes. With gorgeous country walks and starry skies, Wootton is located just 2 miles north of Woodstock and 12 miles from Oxford with superb transport links to the M4, M40. Regular buses and trains run to Oxford and Banbury with frequent train services to London Paddington and Marylebone from 3 local stations. The village is a short drive from Soho Farmhouse, Bicester Village and other popular attractions.

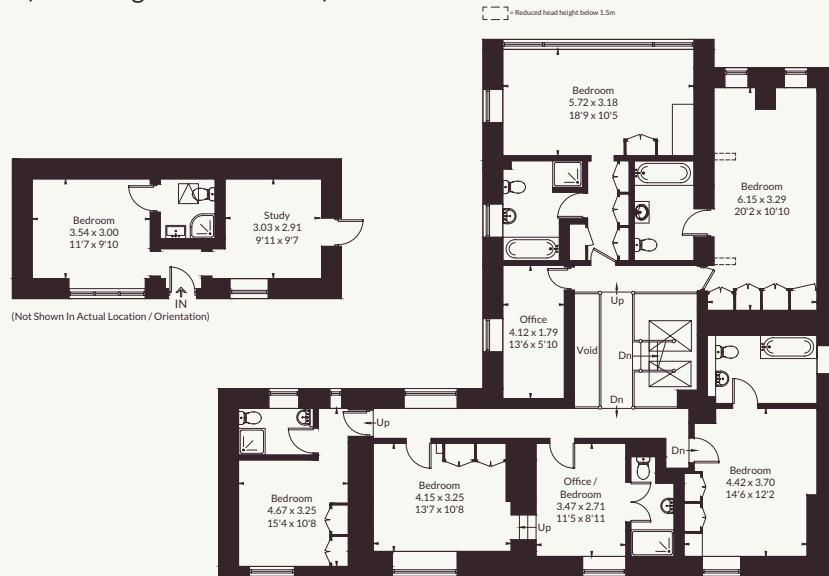
Postcode region: OX20

General

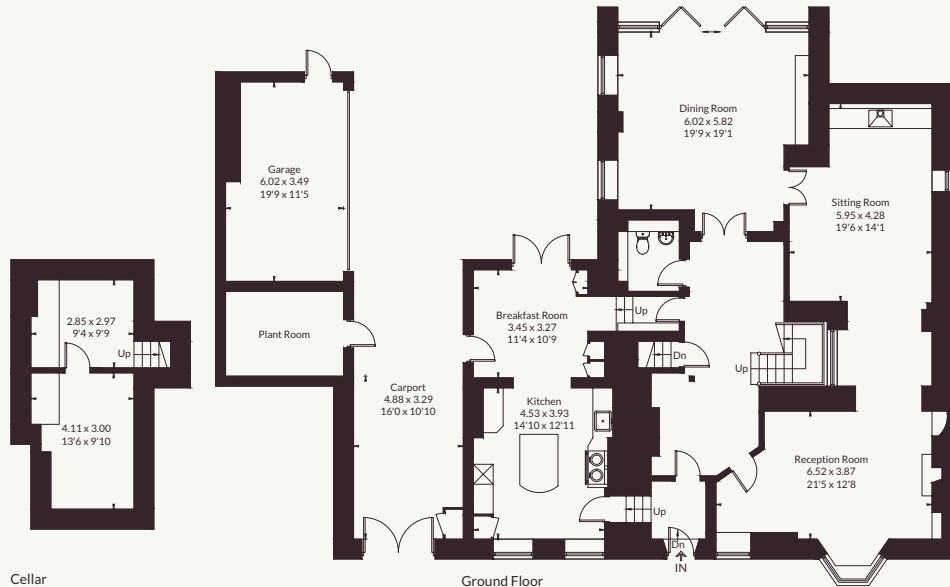
Local Authority: West Oxfordshire District Council
 Services: Mains electricity, drainage and water. Pellet-fired central heating and hot water system with additional solar and immersion hot water heating.
 Council Tax: Band F
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 346.3 sq m / 3727 sq ft
 Garage = 20.0 sq m / 215 sq ft
 Cellar = 20.8 sq m / 224 sq ft
 Outbuildings = 37.3 sq m / 401 sq ft
 Total = 424.4 sq m / 4567 sq ft (Excluding Car Port / Void)



First Floor



Ground Floor

Cellar

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109329

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