



Walnut Cottage

Church Hanborough, Witney

An attractively presented character cottage with tranquil gardens situated in a popular village to the west of Oxford. No onward chain.

This pretty semi-detached limestone cottage is set under a tiled roof and is thought to date back to the 18th century, later extended, with many lovely character features including exposed beams and stone fireplaces, one now inset with a modern wood-burning stove.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



FREEHOLD



2015 SQ FT



**GUIDE PRICE
£750,000**



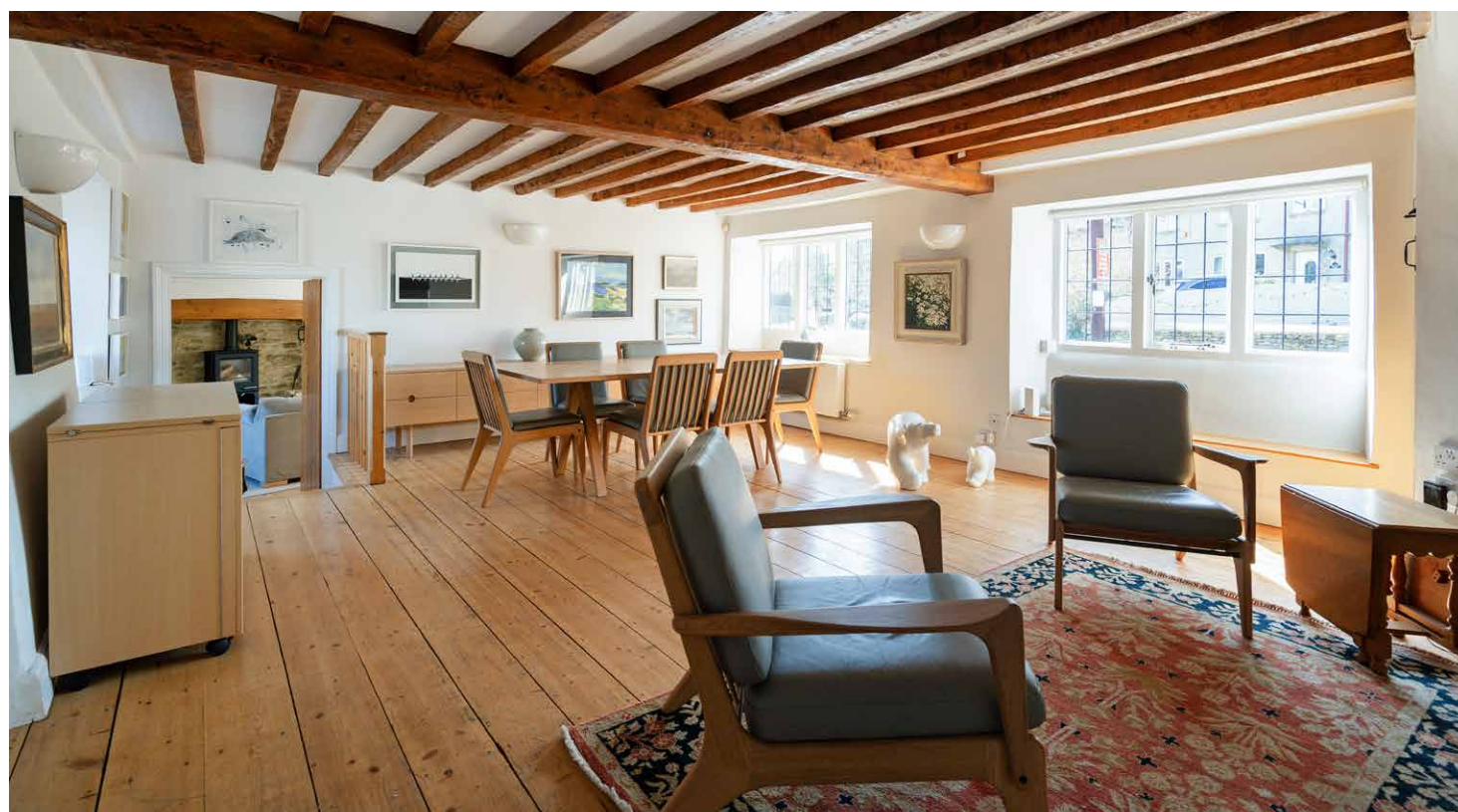
The property

Walnut Cottage is light and airy complemented by a sunny garden. The good-sized dual aspect sitting room features a large fireplace with a wood-burning stove and a natural wood floor adding warmth and character. The adjoining dining room is also dual aspect, generously proportioned with exposed beams and a large fireplace. The kitchen is well appointed with wall and base cabinets and has a number of integrated appliances including a Miele oven, steam oven, hob and plate warmer, together with a larder fridge, washing machine and dishwasher. There is a porch with space for coats and shoes and a downstairs cloakroom with a Japanese toilet.

Upstairs are three bedrooms, one with an en-suite shower room, a family bathroom and above the single garage is a further bedroom reached by a second staircase and currently used as a studio. This room interconnects with the other bedrooms.

Note: Planning permission has been granted to convert the garage into a shower room and small room (West Oxfordshire District Council 22/02664/HHD)

The cost of maintaining a Right of Way is shared with neighbouring properties and one stone wall with a neighbouring house. There is also a flying freehold associated with the property.



Outside

The sunny gardens are on two sides of the semi-detached property. Adjoining the house is a landscaped terrace, surrounded by flowerbeds and trees. Across the gated gravel driveway there is an archway set within a beech hedge which leads through to a lawned area where there is more planting, including trees and hedges. This part of the garden has a large shed, two woodsheds and a play house. The gardens are fully enclosed making them enjoyably private with a side gate leading to the road.

The driveway is reached by a private lane shared by a handful of neighbouring homes and has space for several cars. There is an EV charger by the attached garage.

Location

Church Hanborough is a small, idyllic village situated about seven miles northwest of Oxford and six miles east of Witney, making it popular with commuters.

Day to day amenities can be found in the larger village of Long Hanborough, a mile north, including two pubs, a popular fish and chip shop, a doctor's surgery and a Co-op convenience store. Oxford provides more extensive amenities and a wide array of schooling including the Dragon, Summerfields, Oxford High School, Magdalen College School and St Edwards to name a few. Communication links are excellent: the A40, A44 and A34 connect to major regional centres and the motorway network (M40). Nearby Hanborough station (1.8 miles) has a regular main line service to London Paddington and Oxford Parkway, a direct service to Bicester and London Marylebone. The village is well located for Soho Farmhouse, Estelle Manor and the Cotswolds, with its lovely walking, picturesque countryside and popular pubs.



Distances

- Witney 6.1 miles
- Oxford 11.7 miles
- Cheltenham 36.4 miles

Nearby Stations

- Hanborough 1.8 miles
- Charlbury 8.4 miles
- Oxford Parkway 8.4 miles

Key Locations

- Soho Farmhouse 15.6 miles
- Daylesford 23.3 miles
- Estelle Manor 3.3 miles

Nearby Schools

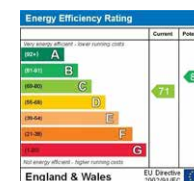
- Hanborough Manor Primary 1.3 miles
- Bartholomew Secondary 3.9 miles
- The Dragon 9.5 miles
- St Edward's 8.7 miles



Approximate Floor Area = 187.2 sq m / 2015 sq ft (Including Garage)



[] = Reduced head height below 1.5m



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 #87988

Floorplans

Main House internal area 2,015 sq ft (187 sq m)
For identification purposes only.

Directions

OX29 8AB

what3words - ///stage.excavate.drift

General

Tenure: Freehold

Local Authority: West Oxfordshire District Council

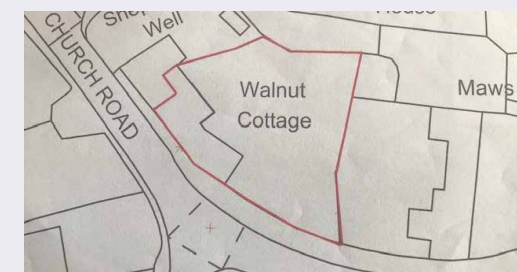
Service Charge: Mains water, drainage, electricity and gas central heating.

Council Tax: Band G

EPC Rating: C

Mobile and Broadband Checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority on [<https://publicaccess.westoxon.gov.uk/online-applications/>]



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