



2 The Cottage, Stonesfield

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## 2 The Cottage, Churchfields, Witney, OX29 8QZ

A fine stone-built family home and gardens within a highly desirable Cotswold village

Charlbury Station 4.4 miles (London Paddington 70 mins), Woodstock 4.7 miles Oxford Parkway Station 10.2 miles (London Marylebone 62 mins), M40 (J9) 12.5 miles, Bicester 14.9 miles, Banbury 19.6 miles

Reception hall | Sitting room | Dining room  
Kitchen | Utility/garage | Cloakroom | Principal bedroom with en suite | 4 Additional bedrooms, 1 en suite | Family bathroom | Garden  
EPC Rating C

### The property

Timber Yard is a beautifully presented semi-detached property that offers 2,500 sq. ft of versatile accommodation arranged over three light-filled floors.

The welcoming reception hall with its stairway, cloakroom and convenient access to the attached garage/utility flows naturally through double doors into the attractive sitting room. French doors flow out onto the enclosed terrace, whilst built-in alcove storage surrounds the feature fireplace with log-burning stove. The front-facing multi-aspect kitchen features a range of wooden cabinetry and worksurfaces, along with dual butler sinks, an AGA range and ample space for informal dining. A step leads down into the impressive 22 ft. formal dining room, with its views and door to the garden, beamed ceiling, bespoke fitted furniture and brick-built fireplace.

The roomy first-floor landing leads to the family bathroom and three well-proportioned bedrooms, two of which benefit from the use of modern en suite shower rooms. The principal bedroom has a range of integrated wardrobes. The second floor is home to a further two pleasing and spacious bedrooms with charming window seats and fitted storage.

### Outside

The property is approached off a quiet country lane onto a gravelled forecourt enclosed via stone walls and shrubs, with easy access to the attached garage. The sizeable rear garden benefits from a peaceful paved terrace with low stone walls opening onto an expanse of lush level lawn, with plenty of privacy from the surrounding established hedging and evergreens. There is an additional sunny seating area and a range of mature shrubs, trees and planting adding colour and interest.

### Location

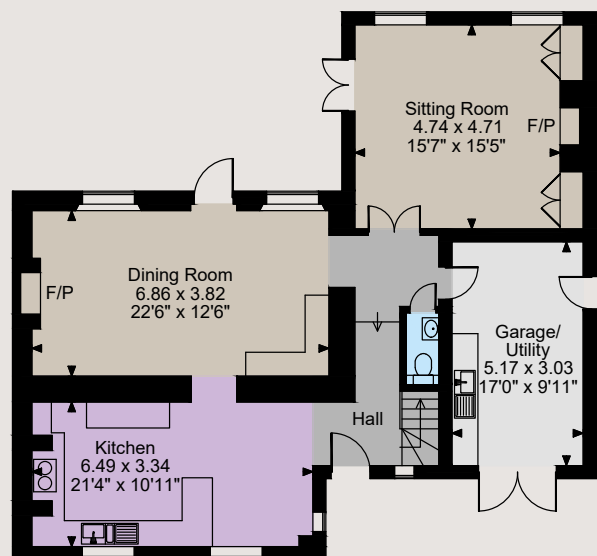
The sought-after village of Stonesfield sits near the River Evenlode within an AONB, offering a plethora of scenic countryside and walks. There is an active local community, a shop, Post Office, village hall, sports and social club and a primary school. Popular Woodstock is under 5 miles distant for further facilities, along with desirable Bicester, with its designer outlet village. Both Banbury and the thriving city of Oxford provide an extensive array of recreational, educational and leisure amenities, including several golf clubs and the prestigious Soho Farmhouse. Charlbury, Long Hanborough and Oxford Parkway stations offer regular London links, with convenient road connections via the M40.



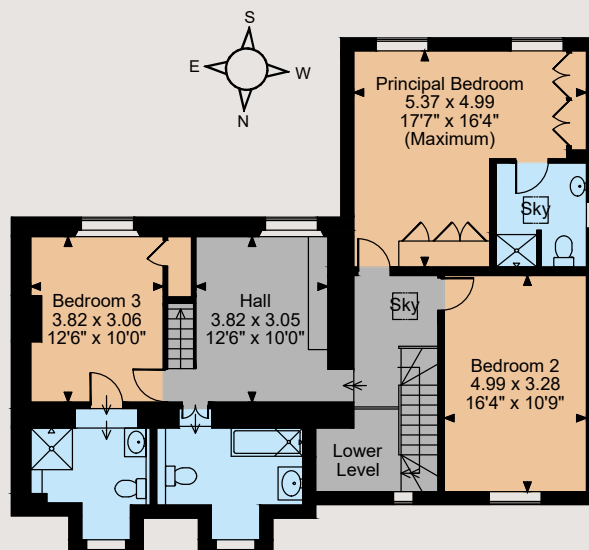




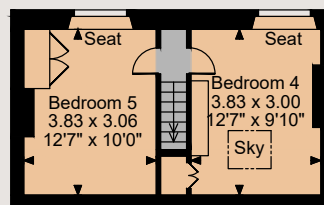
Floorplans  
House internal area 2500 sq ft (232 sq m)  
For identification purposes only.



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Oxford head north, taking the A420 and A411 to Woodstock Road. Continue to follow signs along the A44 for 7.3 miles, before turning left onto the B4437 and proceeding for 2.5 miles. Turn left at Church Street then turn right onto Church Fields.

## General

**Local Authority:** West Oxfordshire District Council

**Services:** Mains gas, electric water and drainage

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £950,000

## Oxford

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