

Church Cottage, Northmoor, Witney



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& Parker**

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A charming four-bedroom character property in the heart of Northmoor Village.

Property description

Situated in the heart of the highly sought-after village of Northmoor, this delightful 19th-century period cottage is rich in character and charm. Showcasing a wealth of original features, including exposed beams, flagstone floors and characterful fireplaces – this property offers an enviable village lifestyle while remaining well connected to both Oxford and Witney. The accommodation is both versatile and inviting, with three reception rooms, including a study, ideal for home working. The kitchen is fitted with traditional Shaker-style cabinetry, complemented by granite worktops, an integrated range cooker and a beautifully preserved historic bread oven as an attractive feature. An adjacent pantry provides useful storage and space for laundry. The kitchen flows into a dual-aspect dining room, where original flagstone flooring adds to the home's authenticity. This in turn connects to a cosy sitting room, with both rooms centred around a dual-facing log burner, set within original inglenook fireplaces. The sitting room also features French doors that open onto a gravel terrace, extending the living space outdoors.

Upstairs, three bedrooms are accessed via the dining room staircase. The principal bedroom benefits from built-in wardrobes and an en suite shower room. There are two further bedrooms that look out over the garden, served by a well-appointed family bath/shower room. A separate wooden staircase from the sitting room leads to a further spacious double bedroom, with built-in wardrobes, again enjoying the delightful outlook over the garden.



The cottage is set back from the lane and presents a traditional façade of local stone, with partial render to the rear elevation. The setting feels wonderfully private, approached through a timber five-bar gate to a gravel driveway that offers ample parking. To the rear, the property is bordered by the historic low stone walls of St Denys Church, lending a peaceful and atmospheric backdrop.

Gravel pathways lead through the enclosed garden, designed in classic cottage style, with a generous lawn framed by mature hedging and established shrubs providing year-round structure and interest. A south-facing gravel terrace offers an ideal space for al fresco dining and entertaining during the warmer months. There is also a useful garden store providing practical outdoor storage.

Location

Northmoor is a charming village set amidst open countryside, with an excellent network of walking and cycling routes through farmland, meadowland and surrounding villages, including access to the Thames Path a short distance away. The property sits at the heart of the village, between the historic 14th-century Church of St Denys and the popular village pub, The Red Lion, which provides a welcoming hub for village life and socialising. Local shops and everyday amenities can be found in nearby Standlake, just 1.7 miles away, while Witney and Oxford offer a more extensive range of shopping, leisure, cultural and service facilities.

For leisure and lifestyle amenities further afield, the exclusive members' clubs of Estelle Manor (approx. 10 miles) and Soho Farmhouse (approx. 23 miles), together with the renowned Daylesford Organic Farm Shop (approx. 24 miles), are all within easy reach. Oxford railway station (14 miles) provides regular services to London Paddington in approximately 55 minutes, while Oxford Parkway (12 miles) offers services to London Marylebone, both providing excellent connections to central London and beyond.

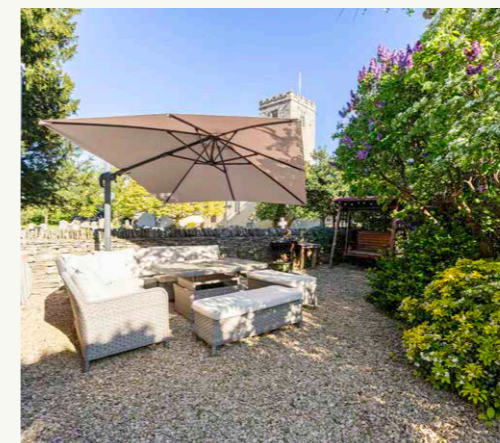
Postcode region: OX29

General

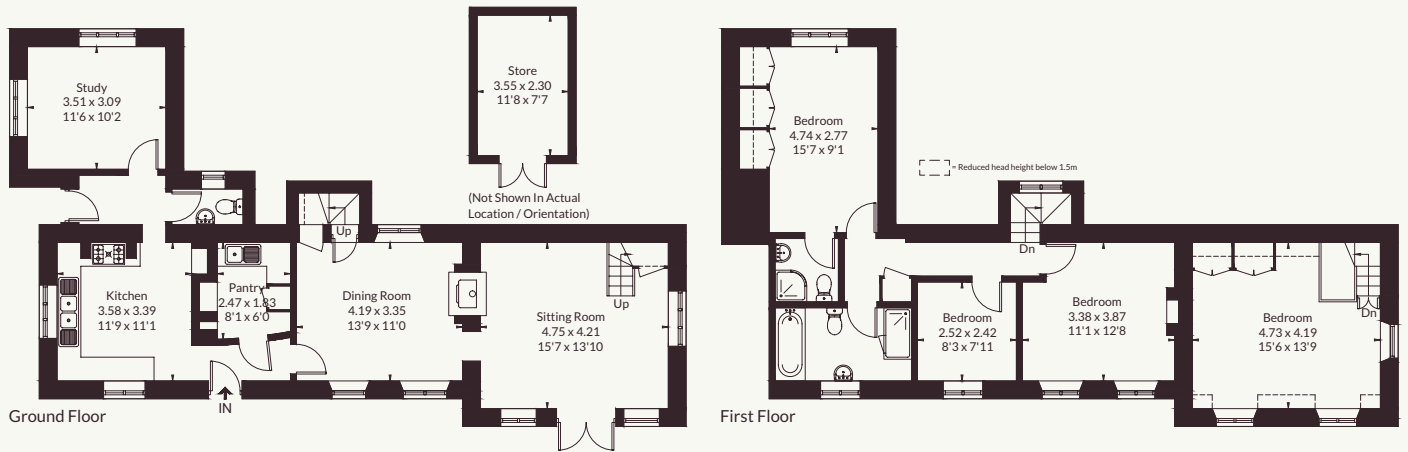
Local Authority: West Oxfordshire Council
Services: Mains electricity, drainage and water. Gas central heating.
Council Tax: Band E
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,750 sq ft (162.6 sq m)
Four bedrooms
Character cottage
Driveway parking
Enclosed cottage garden
Freehold | Residential

Guide price £825,000



Approximate Floor Area = 154.4 sq m / 1662 sq ft
 Outbuilding = 8.2 sq m / 88 sq ft
 Total = 162.6 sq m / 1750 sq ft



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 #106898

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