

Over Worton Cottage  
Over Worton, Oxfordshire



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## Pretty Grade II listed cottage in this most sought-after village

### The Property

Over Worton Cottage is Grade II listed and built of local stone with lovely stone mullion windows and many other features synonymous with the period. The front door opens to a large double aspect family kitchen with traditional painted units, a central island, stone floor, window seat and Rayburn. The large living room, from which the stairs rise, has a door to the front garden, a fireplace with woodburning stove and alcove cabinets to either side. To the rear of the house there is an additional reception room or 4th bedroom, a utility room, downstairs shower room and back door. The layout can be seen on the floor plan. Upstairs there are three generous bedrooms (two with built in wardrobes) and a family bathroom with a free standing rolltop bath.

Listed Building Consent was granted in 2006 (now lapsed) for a two storey extension, ref 06/1744/P/LB.

### Location

Over Worton is an instantly picturesque, no through road, village located in the rolling north west Oxfordshire countryside between the charming and sought-after towns of Deddington and Chipping Norton. The majority of the houses are period buildings, arguably the most notable being the 12th century Church of St Mary. Nearby Great Tew, the location of Soho Farmhouse, has a popular primary school, pub (The Falkland Arms) and deli/coffee shop, Quince & Clover. Deddington and Chipping Norton provide a wider and comprehensive range of shops, schools, doctors, dentists and vets amongst many other amenities.

There are many private schools in the area including Kitebrook, Tudor Hall, Bloxham and Winchester House. The Oxford schools are within reach.

There are regular trains to London from Banbury (to Marylebone) and Charlbury (to Paddington).

Junctions 9, 10 and 11 on the M40 are also within easy reach. There is a good network of public footpaths for walking.



### Outside

There are pretty and enclosed gardens on three sides of the cottage.

To the rear there is off street parking and a substantial stone built double garage.

Postcode region: OX7

Great Tew 3.3 miles, Soho Farmhouse 3.7 miles, Deddington 4.5 miles, M40 J10 8.5 miles, Chipping Norton 8.7 miles, Woodstock 9 miles, Charlbury 9.5 miles, Banbury 10 miles, Oxford 17.5 miles.

Banbury to London Marylebone from 64 mins, Charlbury to London Paddington from 71 mins

### General

Local Authority: West Oxfordshire District Council

Services: Mains water and electricity. Shared private drainage to a septic tank (Information is being sought to determine whether this complies with current regulations) Oil fired central heating. Broadband

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Council Tax: Band E

EPC Rating: E

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

**1,568-1,865 sq ft (146-173 sq m)**

**Large family kitchen/dining room**

**Large living room**

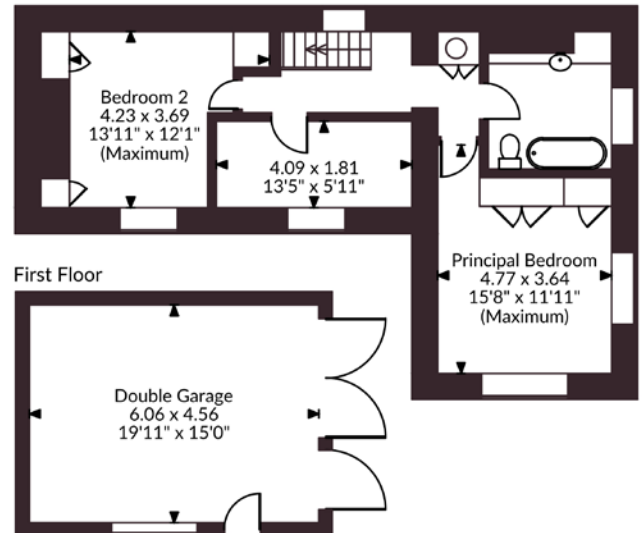
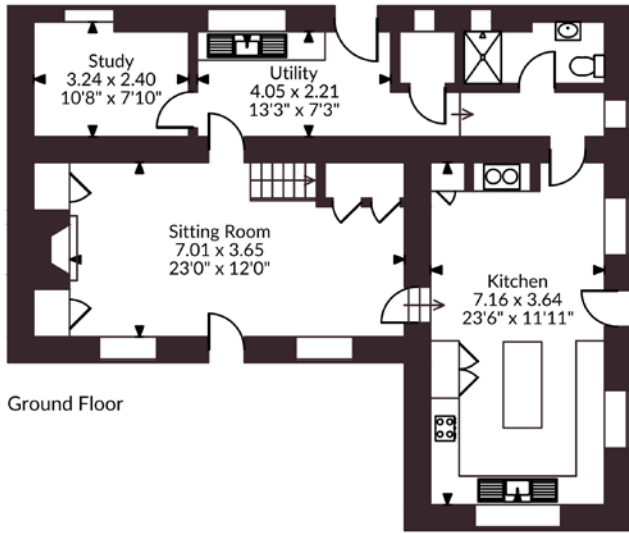
**3 bedrooms, Study/bedroom 4**

**Double garage and off-street parking**

**Freehold**

**Guide price £1,250,000**

Over Worton Cottage Over Worton, Chipping Norton  
 Main House internal area 1,568 sq ft (146 sq m)  
 Garage internal area 297 sq ft (28 sq m)  
 Total internal area 1,865 sq ft (173 sq m)



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## Oxford

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