

An aerial photograph of a rural property in Little Tew, Oxfordshire. The main house is a large, two-story brick building with a thatched roof and a dark blue extension. A smaller cottage with a thatched roof is situated to the left. The property is surrounded by green fields, numerous bare trees, and a network of stone walls and hedges. A dirt road or driveway leads to the house. A red rectangular box is overlaid on the bottom center of the image, containing the text 'Water Lane House & Cottage' and 'Little Tew, Oxfordshire'.

Water Lane House & Cottage

Little Tew,
Oxfordshire

A charming Grade II listed property
beautifully situated on the edge of this most
sought-after village, with a cottage, studio/
barn and beautiful gardens.

Water Lane House and Cottage, Little Tew, Chipping Norton, Oxfordshire, OX7 4JG

Soho Farmhouse 2.2 miles, Chipping Norton 5 miles, Charlbury Station 7.4 miles, Banbury 9.5
miles, Woodstock 10 miles, Bicester 15 miles, Oxford 17.5 miles

Bicester to London Marylebone from about 50 mins, Banbury to London Marylebone from about
1 hour, Charlbury to London Paddington from about 1 hour 15 mins to Oxford from 17 mins.

Features:

Water Lane House: 3 Reception rooms | Kitchen/breakfast
room | Utility room | Cloakroom | 4 Bedrooms and 2
Bathrooms. (permission to extend)
EPC (TBC - expired E)

Water Lane Cottage: Sitting room | Kitchen/breakfast room
Cloakroom | 2 Bedrooms and 2 bathrooms.
EPC - E

The Barn: Open-plan living room with kitchen and shower
room, Mezzanine sleeping loft.

About 2.27 acres in all





The property

Approached via a long private driveway, surrounded by glorious mature gardens and rolling countryside, the property sits well in its magical setting on the edge of this most sought-after village. The thatched house, built of local ironstone has retained its period features including some flagstone floors, inglenook fireplaces and stone mullion windows. There are a number of well-proportioned rooms, all with views over the surrounding gardens and grounds. The house, Grade II listed, is much loved and enjoyed although would benefit from some updating and has the potential to extend, for which planning permission is granted by West Oxfordshire District Council ref 22/00758/LBC. The layout can be seen from the floor and site plans.

Situation

Little Tew is one of the most sought-after villages in the very pretty rolling, mature landscape of North Oxfordshire, the 'gateway' to the Cotswolds. The village has its own church but its larger neighbour, Great Tew, has the popular café Quince and Clover, the Falkland Arms together with a busy community centre - Tew Centre - which is also home to the Great and Little Tew Cricket Club. Great Tew Primary School is extremely popular and exceptional; the area is renowned for schools, with Kitebrook, Tudor Hall, Bloxham and Winchester House all being popular local choices. The Oxford and Abingdon schools are within reach. The nearest railway station is Charlbury, with Bicester, Banbury and Oxford Parkway stations being a little further away but providing faster journeys to London. Soho Farmhouse members club at Great Tew has added to the appeal of the area, complementing the near-by Daylesford Organic Farm Shop.

Outside

The gardens are a particular feature, in the traditional English cottage style with lovely lawns, hedges and herbaceous borders. There is a pretty stream running down the eastern boundary. To left of the drive is a contemporary studio/barn with large reception/entertaining space, a kitchen, shower room and mezzanine sleeping area. To the rear of the house is a detached period cottage, with two/three bedrooms and its own delightful gardens. Also Grade II listed and beautifully presented, the cottage has well-proportioned rooms and an inglenook fireplace in the sitting room.



Floorplans for Water Lane House & Water Lane Barn, Little Tew

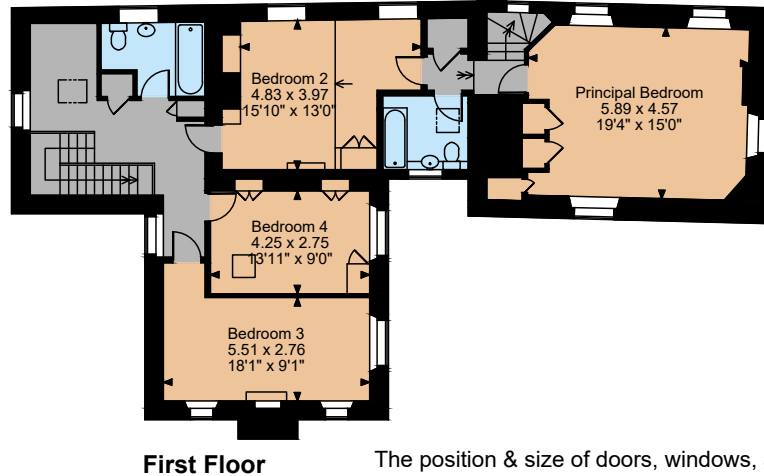
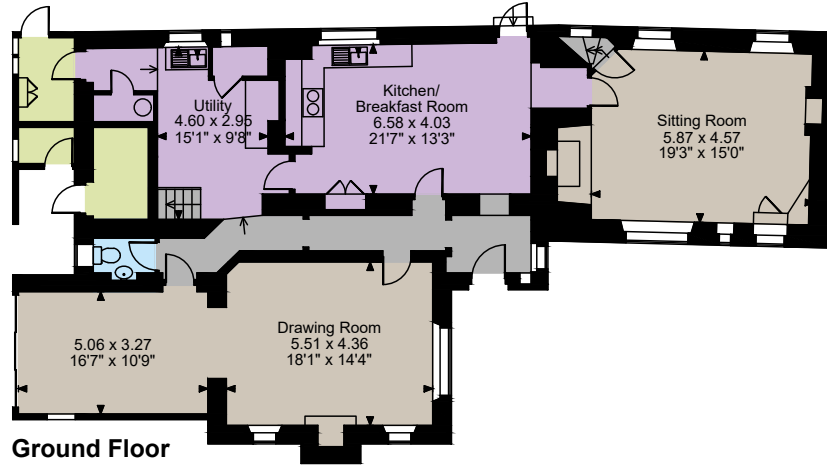
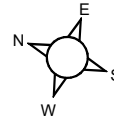
Main House internal area 2,900 sq ft (269 sq m)

Shed internal area 204 sq ft (19 sq m)

Barn internal area 483 sq ft (45 sq m)

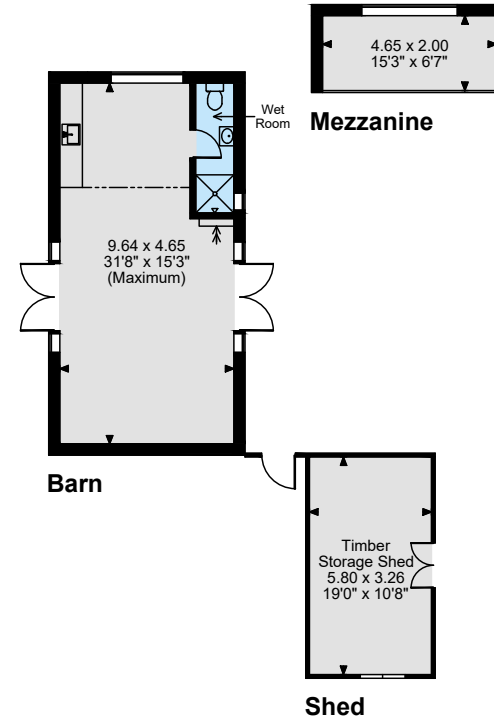
Mezzanine internal area 100 sq ft (9 sq m)

Total internal area 3,687 sq ft (342 sq m)



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

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Mezzanine

Directions

(OX7 4JG) from Oxford head north on the A44, proceed through Woodstock to Enstone. On the approach to Enstone turn right on the B4022 signed The Tews, follow this road for about 3 miles and turn left for Little Tew, drive through the middle of the village, past the large Wellingtonia tree, carry on up a slope and around a right hand corner, on the next left hand corner go through the open 5 bar gate straight ahead of you and follow the drive down.

General Information

Local authority: West Oxfordshire District Council

Services: Mains electricity and water. Oil fired central heating to the house, bottled gas fired heating to the Cottage. Private drainage to septic tank.

We are unsure whether the private drainage at this property complies with the relevant regulations. Further information is being sought but in the meantime guidance can be found at <https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

Tenure: Freehold

Postcode: OX7 4JG

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned or not in these particulars.

Planning: Water Lane House and Cottage are both listed Grade II. Planning permission has been granted to extend Water Lane House. Prospective purchasers are advised that they should make their own enquiries of West Oxfordshire District Council.

Council Tax: Water Lane House Band G, Water Lane Cottage D

Guide Price: £3,000,000



Floorplans for Water Lane Cottage Waters Lane, Little Tew

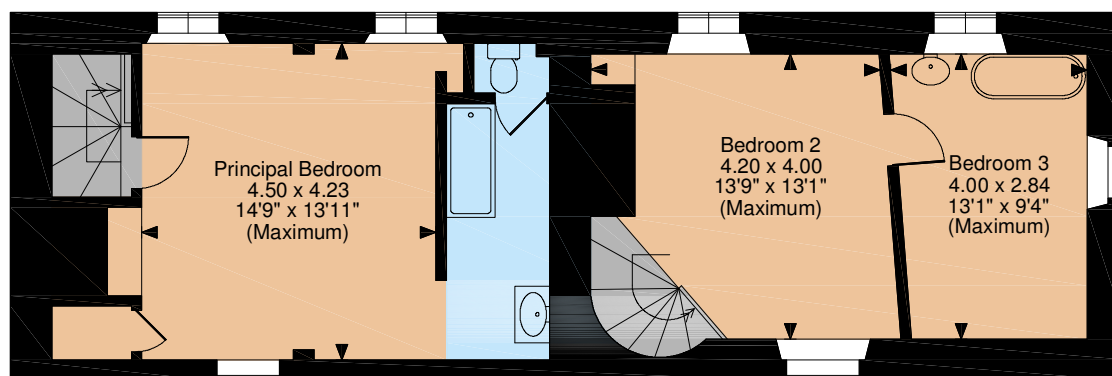
Main House internal area 1,324 sq ft (123 sq m)

Store internal area 108 sq ft (10 sq m)

Total internal area 1,432 sq ft (133 sq m)



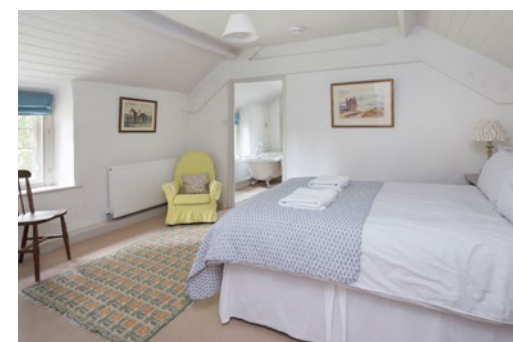
Ground Floor



First Floor

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

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Strutt & Parker Oxford
Anchor House, 269 Banbury Road OX2 7LL
01865 366660

43 Cadogan Street, London, SW3 2PR
01865 366660

oxford@struttandparker.com
struttandparker.com

Over 45 offices across England
and Scotland, including Prime
Central London



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