established 200 years

Tayler & Fletcher



Cosicot, Chapel Lane
Little Tew, OX7 4JD
Guide Price £650,000

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Cosicot, Chapel Lane

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A three-bedroom detached cottage situated in a highly sought-after village, requiring full modernisation and offering potential to extend, subject to the necessary planning permissions.

Accommodation briefly comprises a porch, dining room, sitting room, kitchen, ground floor bathroom, three bedrooms, single timber garage, mature gardens extending to 0.28 acres.

Location

Little Tew is a popular Oxfordshire village, known for its traditional stone cottages and history. The village is located approximately one mile from Great Tew, which is renowned for its 16th-century public house, The Falkland Arms, and less than three miles from the popular Soho Farmhouse.

The larger town of Chipping Norton (approximately 5 miles) provides a range of day-to-day amenities, including several supermarkets, cafés, pubs and restaurants, together with schooling. Charlbury mainline railway station (approximately 6 miles) is easily accessible and provides a frequent service to London Paddington. The M40 motorway (approximately 15 miles) also provides convenient access for commuters.

Accommodation

The property retains many original period features, including exposed beams, stone walls and an impressive inglenook fireplace.

The front door is approached via an entrance porch, which leads into the dining room. Off the dining room is the kitchen, together with the ground floor bathroom. The dual-aspect sitting room is centred around the impressive inglenook fireplace, and leads through to the rear hallway which provides access to the garden via an external door, together with stairs rising to the first floor.

The first floor offers a double bedroom, a second bedroom, together with a further room currently utilised as an office, which could also serve as a single bedroom.

Outside

The property is situated in a generous plot totalling approximately 0.28 of an acre. To the front of the property is a timber garage, providing parking for one vehicle. The mature rear gardens enjoy attractive views over neighbouring fields and benefit from a south-westerly aspect. They are predominantly laid to lawn, featuring three garden sheds, a variety of established shrubs and trees, and an orchard incorporating apple and pear trees.

Fittings and Fixtures

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services













in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Services
Mains water and electricity. Electric storage heaters. Drainage via sewage treatment plant.

Local Authority
West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 6NB

Council Tax
Council Tax Band E | 2026-2027 £2995.84

Tenure
The property is freehold.

What3Words
tides.lies.stirs

Viewings
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Agents Note
The property was subject to a recent flooded 2024. There is a culvert to the front of the property from the neighbouring garden and through into the garden of Cosicot. Improvement works have since been completed to upgrade the culvert and address the associated drainage issues.



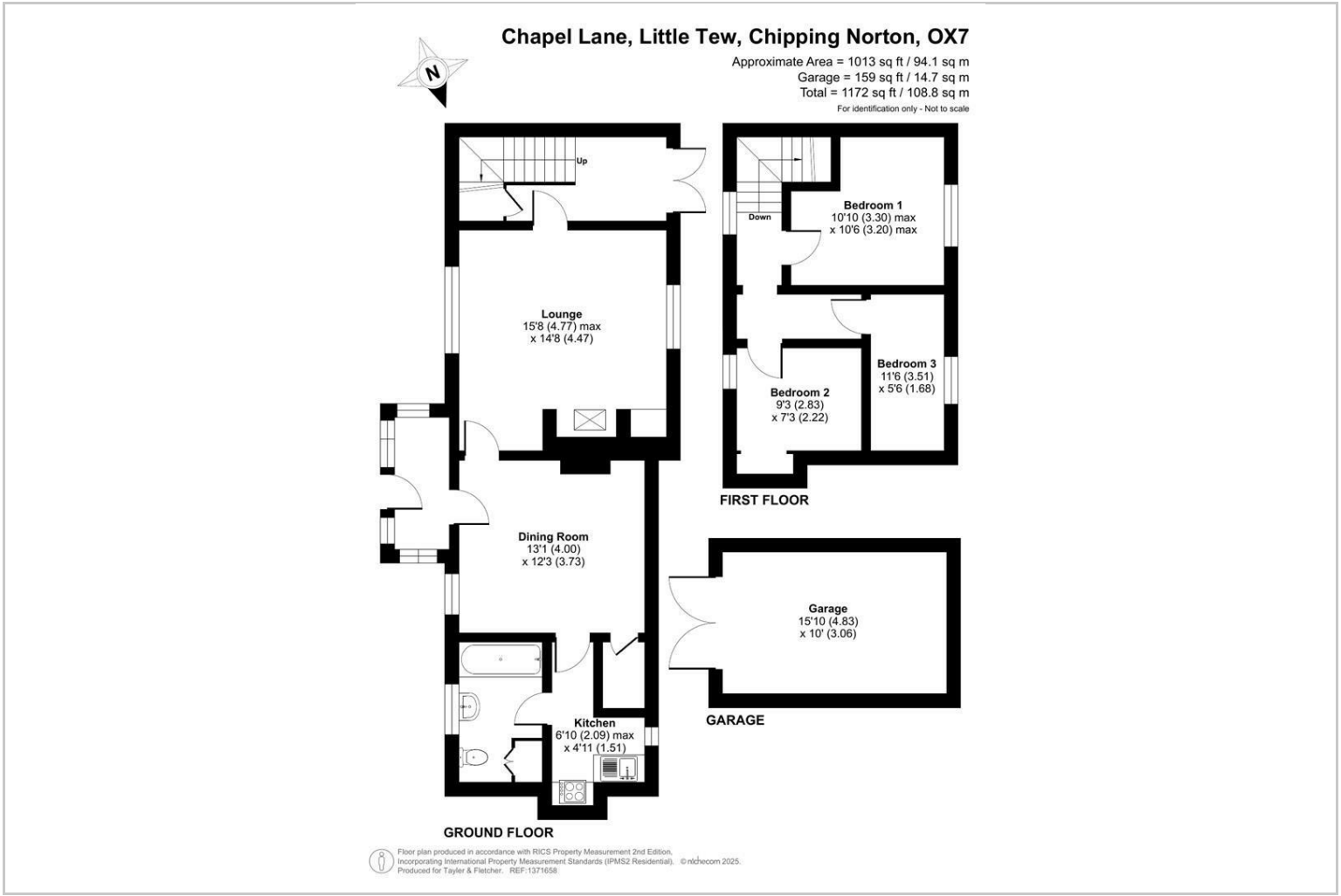








Floor Plan

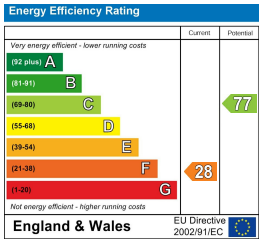


Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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