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Tayler & Fletcher



Rowan Cottage, 17 Langston Close
Churchill, OX7 6QT
Offers In Excess Of £800,000

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Rowan Cottage, 17 Langston Close

Churchill, OX7 6QT

This lovely four bedroom detached house constructed of natural Cotswold stone built 31 years ago situated in a quiet cul de sac in the sought after village of Churchill is within walking distance of the popular Chequers pub.

Accommodation comprises an entrance hall, dining room, reception room, downstairs WC, kitchen, family room, conservatory, utility, four bedrooms, two bathrooms, rear garden, double garage and driveway parking. No onward chain.

Location

Churchill is one of the Cotswolds most sought after villages.

The village benefits from the highly regarded Chequers public house, historic All Saints Church, village hall, and picturesque village green.

The nearby market town of Chipping Norton, just five minutes by car, provides an excellent range of everyday amenities, including supermarkets, independent boutiques, cafés, restaurants, leisure facilities, healthcare services, and both primary and secondary schooling.

The area is also exceptionally well served by a number of renowned independent schools, including Kitebrook Preparatory School, Kingham Hill School, and Windrush Valley School.

Kingham railway station is approximately four minutes away by car and offers regular direct services to Oxford, Worcester, and London Paddington.

The surrounding Cotswold countryside provides countless walking routes, country pubs, and access to some of the region's most celebrated destinations, including Daylesford Organic Farm Shop (3 miles), Diddly Squat Farm Shop (3 miles), Soho Farmhouse (10 miles), and Estelle Manor (15 miles).

Description

The property is a spacious four bedroom detached home, constructed from beautiful natural Cotswold stone and situated along a private road. The property benefits from a double driveway and garage, while its desirable location is within walking distance of the highly regarded Chequers public house.

Offering well planned and generously proportioned accommodation throughout, this attractive home would suit both families and couples alike. The property features UPCVC windows throughout and enjoys stunning views towards the village church, adding to its character and attractive setting.

Ground Floor

The front door opens into a bright and spacious hallway with wooden flooring. Off the hallway is a convenient downstairs WC with a basin, along with a built in cloakroom providing useful storage and internal lighting.

Following on from the hallway is a good sized family dining room, situated at the front of the property. A window provides a bright and welcoming space for family meals and gatherings. The generous sitting room provides a warm and welcoming space, featuring a beautiful stone fireplace with a fully functioning open fire and useful built in storage cupboards. Double doors lead into the conservatory, creating a seamless connection between the two rooms.

The bright and spacious conservatory benefits from bespoke blinds throughout, providing privacy and shade on sunny days, along with tiled flooring and underfloor heating for added comfort throughout the year. Double doors open directly onto the rear garden, offering lovely views across the beautifully maintained garden and creating a wonderful space to enjoy the surrounding views.

The fully fitted modern kitchen features plenty of built in cupboards, a free standing dishwasher, double oven, electric hob, and tiled flooring. A door from the kitchen provides direct access to the spacious double garage, which benefits from power and lighting, ample space for two cars, and additional storage within the roof area.

Conveniently located just off the kitchen, the separate utility room features a sink, plumbing for a washing machine, space for a tumble dryer, additional built in storage cupboards, and a door providing direct access to the rear of the property.

Further along, there is a lovely family room with wooden flooring and double doors opening onto the rear garden patio, providing a pleasant space to enjoy meals while offering easy access to the garden.





















Second Floor

Stairs rise from the hallway to the first floor, where a window overlooking the rear garden allows plenty of natural light to flood the landing.

The spacious principal bedroom features two double built in wardrobes, a single cupboard with shelving, and two built in bed side chest of drawers, providing ample storage. A triple window offers spectacular views over the village church. The room also benefits from a private en suite bathroom, comprising a bath with overhead shower, WC, basin, heated towel rail, and built in storage cupboards.

The second bedroom is another generous sized double room, featuring a double built in wardrobe and a window overlooking the front of the property.

The third bedroom is a good sized single room with a double built in wardrobe, providing excellent storage.

The fourth bedroom is also a good-sized single room, with a double built in wardrobe and attractive views overlooking the surrounding countryside.

The family bathroom is fitted with a walk in shower, WC, basin, full length heated towel rail, and built in storage cupboards.

On the landing, there is access to the fully boarded loft, which benefits from a light and a skylight. There is also an airing cupboard with shelving, providing useful additional storage space.

Outside

The property is tucked away at the end of a secluded cul de sac accessed by a private road and benefits from a double driveway.

There are two gates either side of the property, providing convenient access to the rear garden, which features a wooden storage unit, ideal for securely storing bicycles and other outdoor equipment.

The pretty garden is laid to patio and lawn, with a small pergola in the corner creating a lovely seating area. Well-established plants and a beautiful birch tree provide an attractive and tranquil setting, perfect for enjoying sunny days and outdoor entertaining.

Services

Mains water, electricity, and drainage. Oil fired central heating

Council Tax

Band G | £4229.10 2026/2027

Local Authority

West Oxfordshire
District Council
Woodgreen, Witney
Oxfordshire, OX28 6NB
01993 702944

What3Words

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Tenure

This property is Freehold.

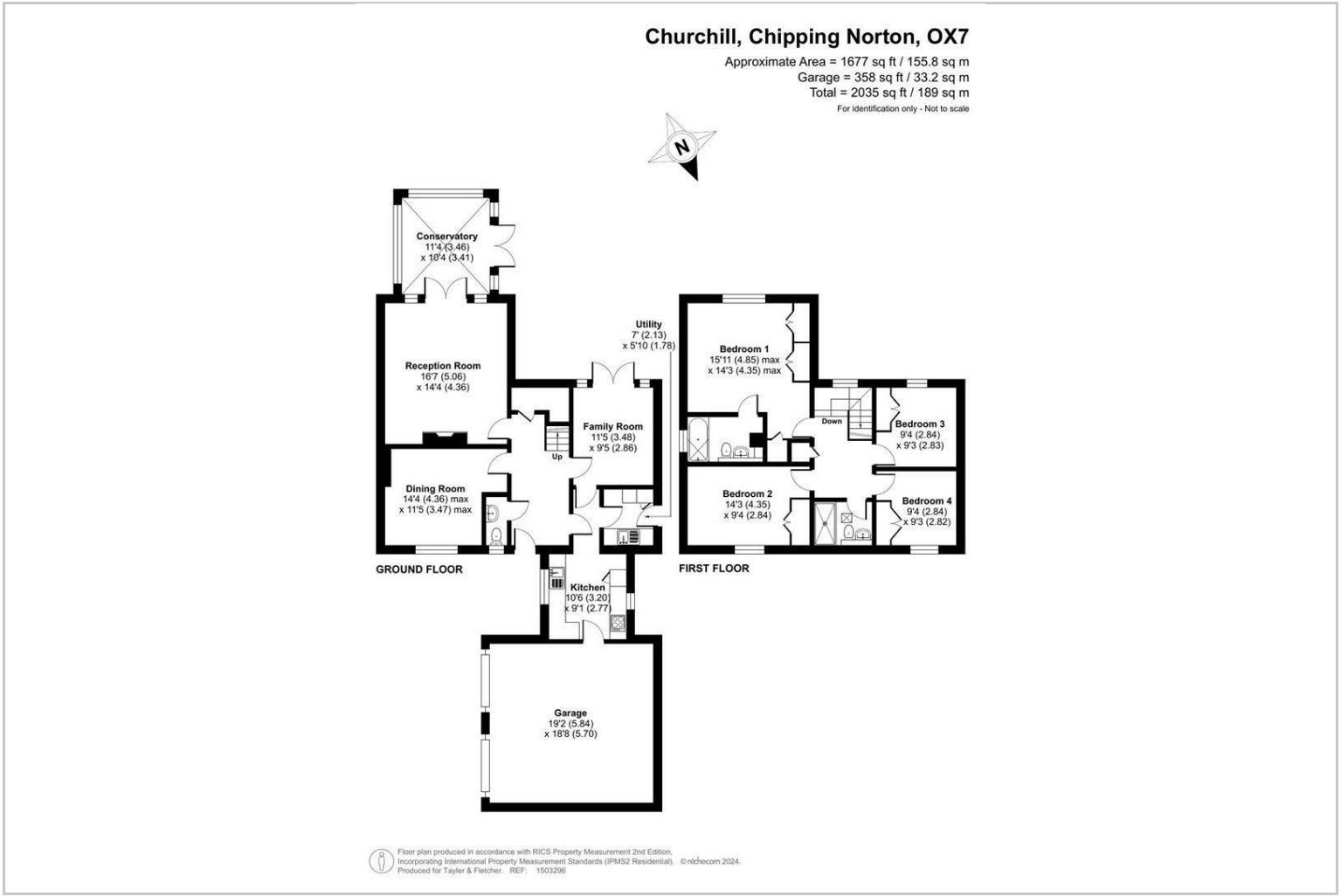
Viewing

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.

Fixtures and Fittings

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.

Floor Plan

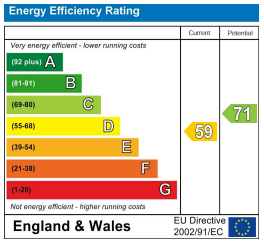


Area Map



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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