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Tayler & Fletcher



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



Cosicot Chapel Lane , Little Tew, OX7 4JD

Set in a peaceful rural location, this charming three-bedroom Victorian cottage is full of character and offers excellent potential for renovation and extension (STPP). Features include exposed beams, stone walls, and an impressive inglenook fireplace forming the heart of the main reception room. The ground floor also provides a second reception room, a traditional kitchen, and a bathroom. Upstairs are three bedrooms with pleasant views over the gardens and surrounding countryside.

Outside, the property benefits from a timber garage, a generous mature garden, and an additional orchard to the rear — ideal for those seeking a rural lifestyle or space to grow and create.

In need of refurbishment, this delightful cottage offers a rare opportunity to craft a unique family home combining period charm with modern living.

LOCATION

Little Tew is a picturesque North Oxfordshire village nestled in the Cotswolds Area of Outstanding Natural Beauty. Surrounded by rolling countryside and honey-coloured stone cottages, it offers a peaceful rural setting with a strong sense of community. The village is conveniently located near Chipping Norton and Great Tew, providing easy access to local amenities, renowned pubs, and excellent walking routes. With its charming character, tranquil atmosphere, and proximity to Oxford and Soho Farmhouse, Little Tew is a highly desirable location for those seeking refined country living.

ACCOMMODATION

Nestled in a peaceful rural conservation area setting and totalling approximately 0.28 of an acre, this delightful three-bedroom Victorian cottage offers an abundance of character features and exciting potential for improvement and extension (subject to planning). Steeped in history, the property showcases many original details including exposed beams, stone walls, and an impressive inglenook fireplace.

GROUND FLOOR

The ground floor comprises two well-proportioned reception rooms. An impressive inglenook fireplace forms the heart of the main reception room, a traditional kitchen, and a bathroom.

FIRST FLOOR

Upstairs, there are three bedrooms, each enjoying pleasant views over the surrounding gardens and countryside.

OUTSIDE

Outside, the cottage is complemented by a timber garage, a spacious mature garden, and an additional orchard to the rear, providing a wonderful opportunity for those seeking a rural lifestyle or space for self-sufficiency.

FIXTURE 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.

SERVICES

Electric heating, septic tank for drainage, mains electricity connected.

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen,
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

COUNCIL TAX

Council Tax Band E £2,855.06





TENURE

The property is freehold.

VIEWINGS

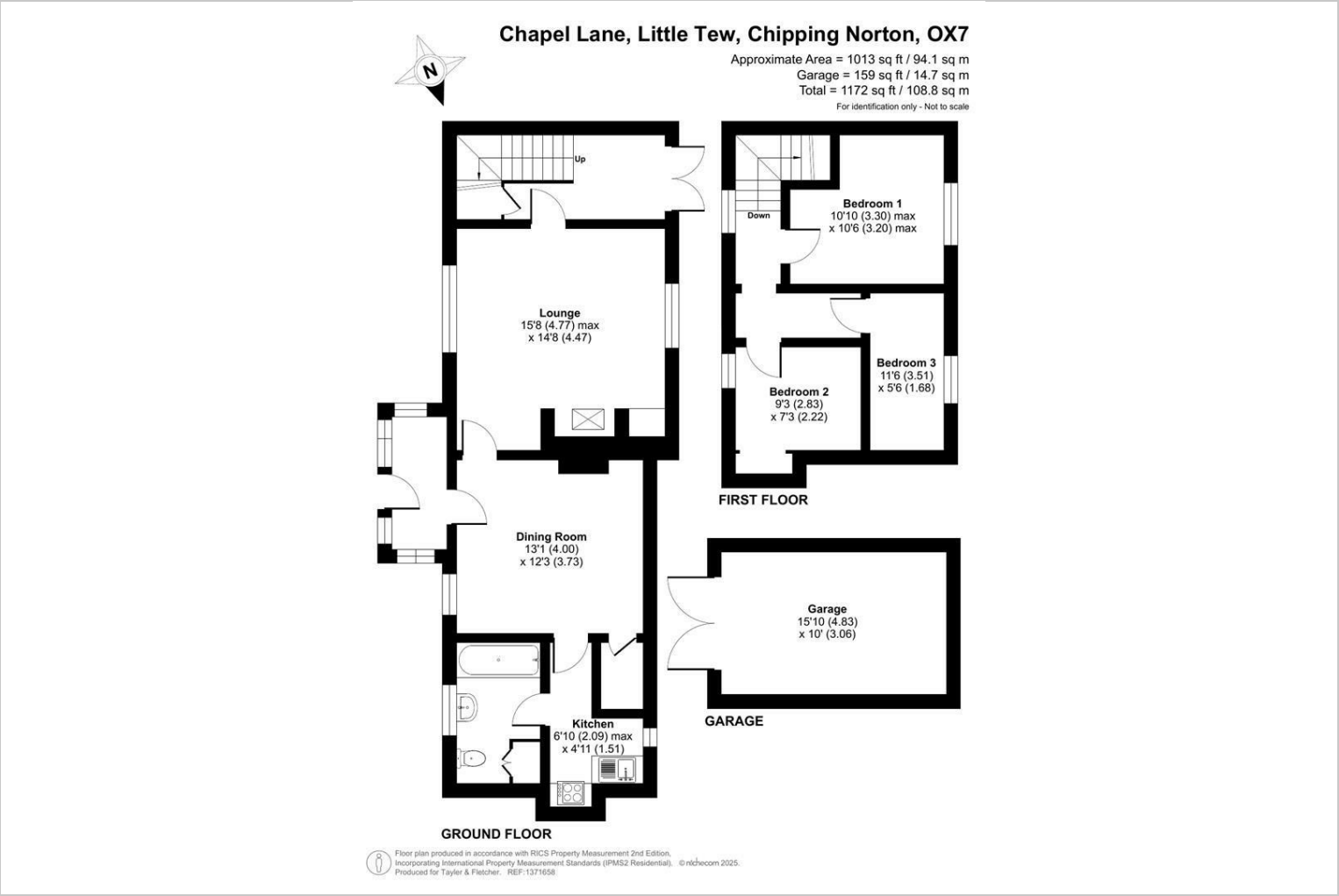
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

AGENTS NOTE

The property flooded in 2024. There is a culvert to the front of the property from the neighbouring garden and through into the garden of Cosicot. A plan is underway to alleviate this issue. A plan is available.



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.

