



**HONEY POT COTTAGE**  
Main Road, Alvescot

Burford 6 miles, Cheltenham 28 miles, Cirencester 18 miles, Oxford 22 miles. Rail - Charlbury 15 miles, Kemble 22 miles, Kingham 14 miles.

## **Honeypot Cottage Main Road Alvescot Oxfordshire OX18 2PU**

**A CHARMING AND WELL PRESENTED DETACHED TWO BEDROOM PERIOD COTTAGE WITH PRIVATE ENCLOSED GARDEN LOCATED IN THE HEART OF THIS POPULAR THRIVING VILLAGE. THE COTTAGE WOULD MAKE AN IDEAL SECOND HOME INVESTMENT.**

- Detached Period Cottage
- Kitchen
- Drawing Room
- Dining Room
- Two Bedrooms
- Bathroom
- Low Maintenance Garden
- Close to Excellent Local Pubs
- Close to Local Amenities

**Guide price £385,000**

**VIEWING** Strictly by prior appointment through

**Tayler & Fletcher**

**Tel: 01993 220579**

### **LOCATION**

Honeypot Cottage is located in the heart of the thriving village of Alvescot in Oxfordshire. Within the village, there is the parish church of St Peter, together with St Peter's primary school (rated 'good' by Ofsted), the village hall, a recreation ground with tennis court and The Plough public house. Other popular and well regarded public houses in the local area include The Bell in Langford and The Double Red Duke in Clanfield whilst Daylesford organic farm shop and Soho Farmhouse are both within easy reach of Alvescot. Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's prep school towards Faringdon.

From Alvescot, the area's larger commercial centres of Burford (6 miles), Cheltenham (28 miles), Cirencester (18 miles) and Oxford (22 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (15 miles), Kemble (22 miles) and Kingham (14 miles) and a local bus network.

### **DESCRIPTION**

Honeypot Cottage is a charming and well presented period cottage.

The property comprises a drawing room, dining room and kitchen downstairs on the ground floor. Whilst there is the master bedroom, guest bedroom and family bathroom upstairs on the first floor. There is a private low maintenance west facing garden. The cottage lends itself either to being a second home or with investment purposes in mind.

### **Approach**

Paved pathway leads to timber framed front door with glazed insert panels and overhead veranda to:

### **Drawing Room**

Flagstone flooring. Recessed stone fireplace and stone hearth with wood burning stove. Exposed oak beams. Timber framed door to below stairs storage cupboard. Double glazed window with window seat to the front elevation. Timber framed door to:





## Dining Room

Continuation of flagstone flooring. Double glazed window with window seat to the side elevation. Double glazed window to the front elevation. From the drawing room, timber framed door to:



## Kitchen

Fitted kitchen with laminate worktops and range of cupboards and drawers below. Belfast sink unit with mixer tap. Stoves electric oven and grill with five ring hob. Dishwasher. Space for refrigerator and freezer. Space and plumbing for washing machine and tumble dryer. Tiled wood effect flooring. Double glazed windows to the side elevations. Timber framed back door with glazed insert panels providing direct access into the garden. From the drawing room, timber framed door to stairs rising to:



## First Floor Landing

Exposed oak beams. Timber framed door to:

## Master Bedroom

Exposed oak beams. Double glazed windows to the front and side elevations. From the first floor landing, timber framed door to:

## Bedroom 2

Exposed oak beams. Double glazed window to the front elevation. From the first floor landing, timber framed door to:



## Family Bathroom

Low level WC with standard cistern and wash hand basin. Wall mounted vanity cupboard. Panelled bath with overhead shower. Heated towel rail. Exposed oak beams. Tiled wood effect flooring. Timber framed door to airing cupboard.



## OUTSIDE

Honeypot Cottage has a low maintenance private west facing garden to the side of the cottage. The garden is comprised of an area of lawn together with paved patio areas with some mature shrubs and plants bordered by trellis fencing and Cotswold stone walling.

## SERVICES

Mains Electricity, Water and Drainage. Electric central heating.

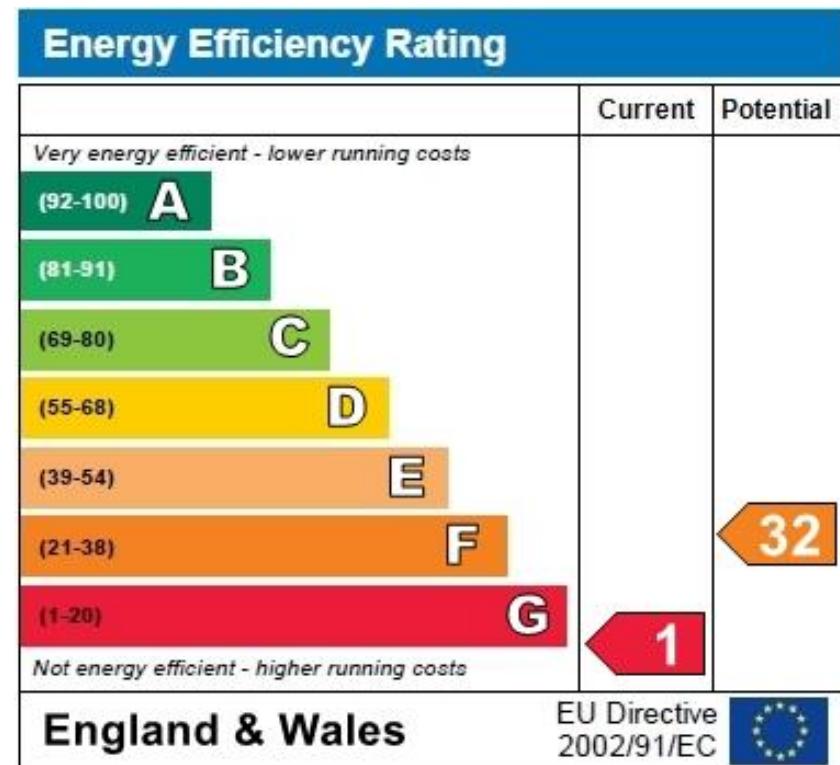
## LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'B' Rate payable for 2022 / 2023 £1616.03

## DIRECTIONS

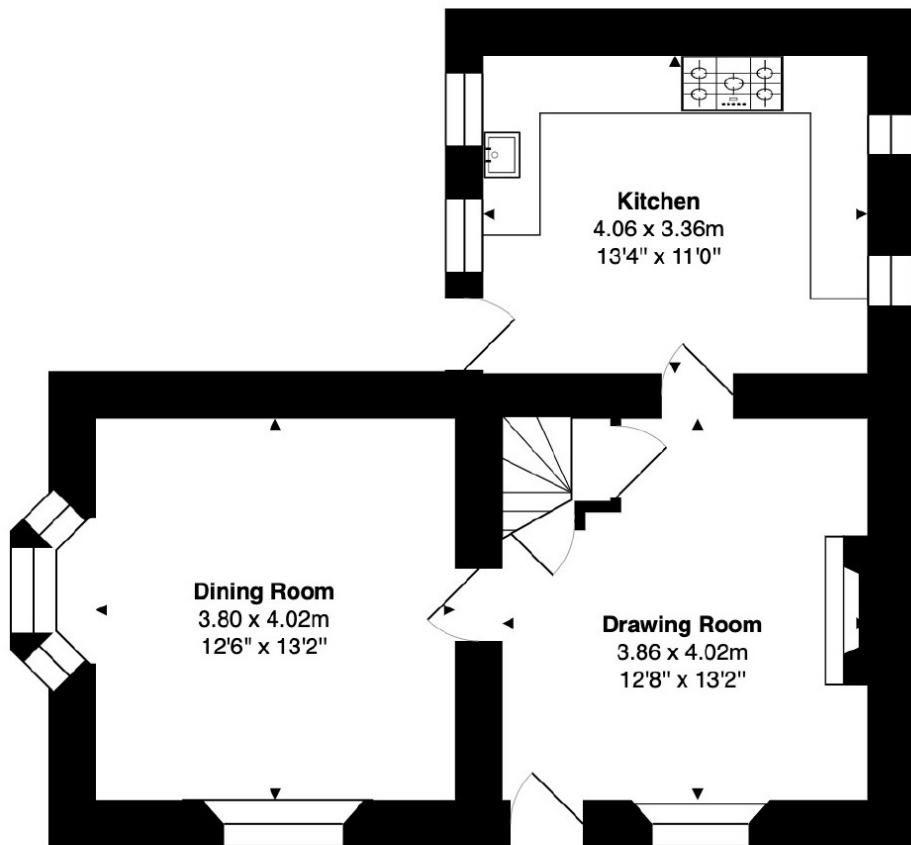
Upon entering the village of Alvescot, proceed through the village along the Main Road (B4020). You will shortly see Honeypot Cottage, just along from The Plough public house.



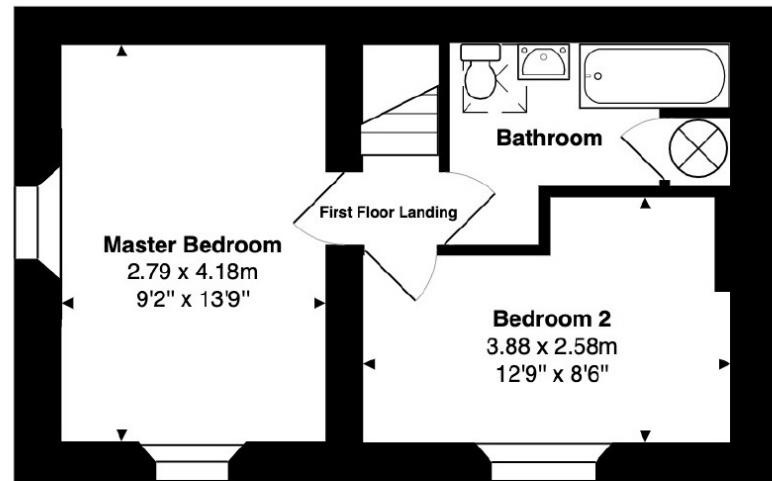


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**Ground Floor**



**First Floor**

**Approx. Gross Internal Area: 76.5 m<sup>2</sup> ... 824 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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