

Rectory Cottage Yelford Oxfordshire









*Stanton Harcourt 3 miles,
Bampton 4 miles, Witney 4 miles,
Burford 10 miles, Oxford 13 miles
(London Paddington 60 mins),
Abingdon 13 miles. (All times and
distances are approximate).*

Local Authority: West Oxfordshire
District Council - 01993 861 000.

Services: Mains water and electricity.
Private drainage and oil fired central
heating.



Situation

Yelford is a remote but incredibly accessible hamlet 4 miles south of Witney. Centred on a very quaint Church of England chapel dating back to 1220 before being rebuilt in 1500, Yelford is surrounded by lovely countryside. Within nearby Stanton Harcourt is a church, a village shop/post office, primary school and the recently renovated Harcourt Arms. There are also pubs in Aston, Bampton and Standlake.

The market town of Witney and the city of Oxford are within easy reach providing outstanding shops including the Westgate Centre with a selection of restaurants and bars. There is the University of Oxford, subsequent college buildings and numerous plays at both theatres. Burford also offers plenty of shopping on the high street and at Burford Garden Centre.

Rectory Cottage is incredibly well located for both state and private schools. Cokethorpe School is around the corner, Abingdon is within easy reach plus the Oxford schools such as the Dragon School, St. Edwards and Summer Fields. There are also schools at St. Hughs near Faringdon, Pinewood near Lechlade and Radley College.

Trains from Oxford Parkway go to London Marylebone; from Oxford to Paddington.





A delightful cottage in exquisite gardens in the quiet hamlet of Yelford, near Witney and Oxford.



Rectory Cottage

Rectory Cottage is a delightful Grade II Listed, Cotswold stone cottage set amongst established and private gardens in the quiet hamlet of Yelford.

The cottage is approached from a single track country lane and gravel drive over a charming brook. The cottage is set well into the grounds and originates from the 1700s with later and sympathetic extensions in 1970.

Welcoming French doors lead into a spacious hallway. To the right is a study and beyond is a 28ft long sitting room with an inglenook fireplace and log burner at one end. The kitchen/ breakfast room at the other end of the house is open plan with several units, a range cooker, and a door leading to the garden.



The accommodation is versatile and arranged over two floors. Each bedroom enjoys wonderful views over the garden. There are four bedrooms and two bath/shower rooms.

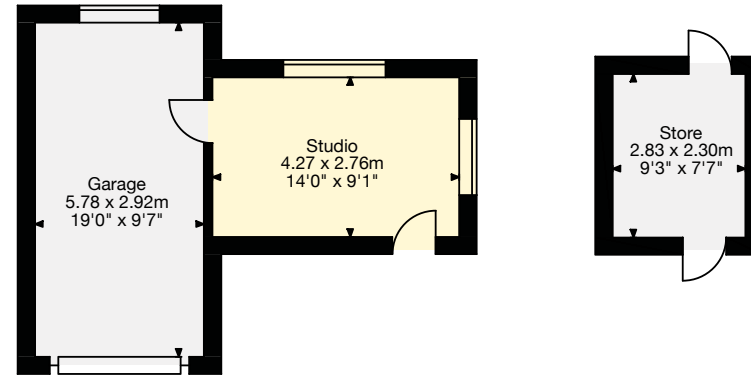
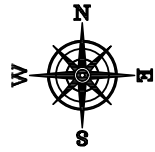
Outside the gardens are wonderful. Divided into rooms by skilful planting of topiary and a mixture of shrubs, the gardens are mostly laid to lawn whilst studded with deep herbaceous borders and framed by mature trees providing great privacy.

There is also a garage, studio, garden shed and two car ports.

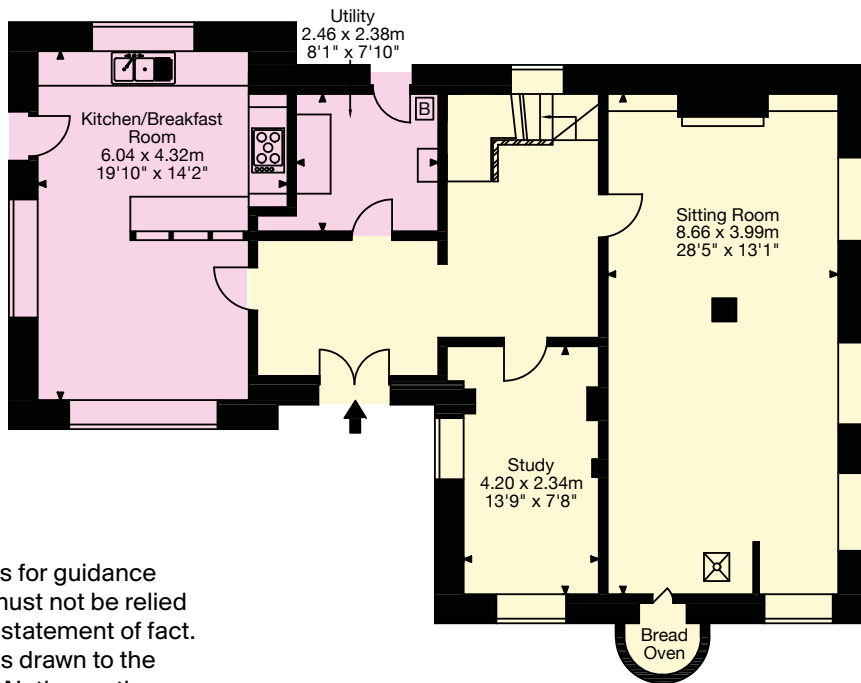
Directions

From Oxford take the A40 towards Burford and leave the dual carriageway at the second Witney exit onto the A415 to Ducklington. After ½ mile turn right for Aston and Bampton. Continue for a further mile before turning left for Yelford. When entering the village, Rectory Cottage is the second property on the left.

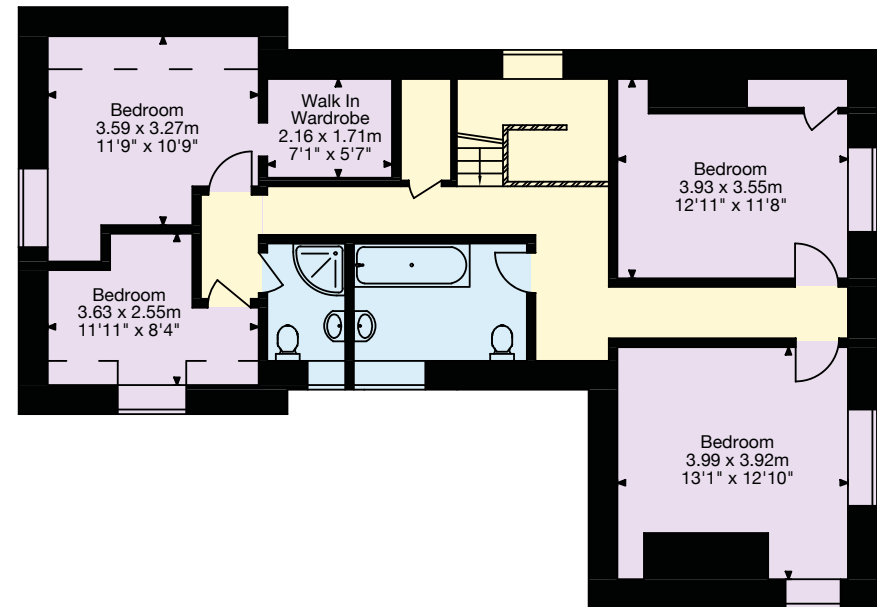
Approximate gross internal floor area
 Main House = 183 sq m / 1,969 sq ft
 Studio and Store = 18 sq m / 193 sq ft
 Garage = 17 sq m / 182 sq ft
 Total = 218 sq m / 2,344 sq ft



Garage Studio Store



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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