



No Oven Cottage, Little Tew, Oxfordshire



A charming cottage with planning permission for an extension and annexe near Soho Farmhouse.

Summary of accommodation

Existing

Ground floor: Reception room | Sitting room | Dining room | Kitchen/breakfast room | Utility
Boot room | Cloakroom

First floor: Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

Garage | Annexe with double garage, cloakroom & first-floor accommodation

Extensive gardens extending to 0.66 of an acre.

Planning Permission

There is listed building consent to extend the property and create a two-storey annexe.

Distances

Chipping Norton town centre 5.0 miles, Charlbury mainline station 7.3 miles (1 hour 20 minutes to London Paddington), Banbury town centre 9.6 miles, M40 (Jct 10) 11.2 miles, Soho Farmhouse 2 miles (All distances are approximate).

Situation

No Oven Cottage is located in the idyllic Cotswolds village of Little Tew. Situated between Banbury and Chipping Norton, the village is a small community with plenty of character properties, dating from the 17th century, hued out of Hornton stone and surrounded by unspoilt rolling countryside. The village has a parish church, while neighbouring Great Tew has a popular pub – The Falkland Arms, a village shop with a café and an outstanding rated primary school. For further amenities, the bustling towns of Chipping Norton and Banbury are five and nine miles away respectively. There is a good choice of schooling in the area, with the Bloxham and Tudor Hall independent schools nearby, as well as various strong state schools. The area is well connected for transport, with the M40 11 miles away and a mainline station at Charlbury (1 hour 20 minutes to London Paddington).

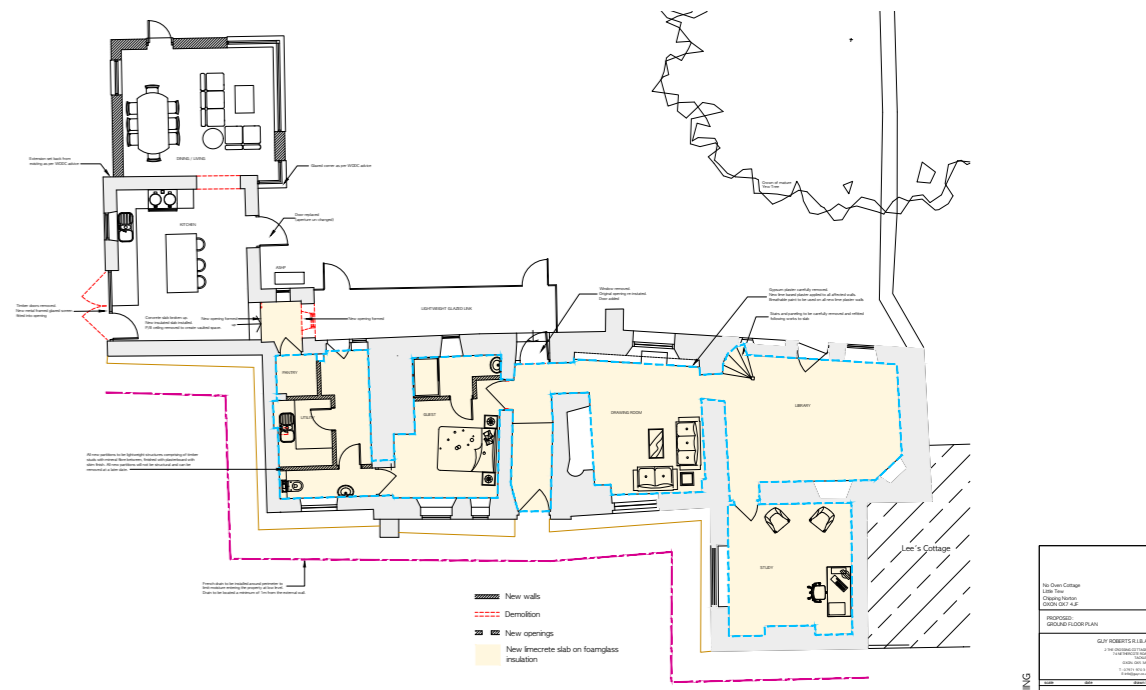


The Property

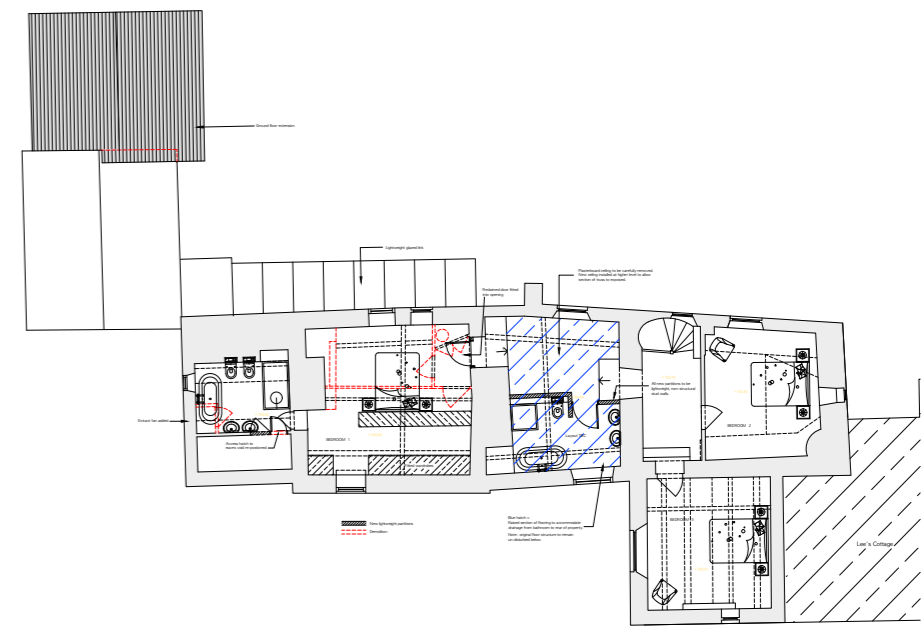
A rare opportunity to renovate and extend such a quintessentially pretty cottage in the delightful village of Little Tew near Soho Farmhouse. The property features a beautiful thatched roof and is constructed out of unmistakable honey-coloured Hornton stone, synonymous with the region.

Inside, the cottage retains all of its original character, with exposed timber beams, leaded windows and original fireplaces. The ground floor has three reception rooms, including the sitting room, with its window seat and impressive inglenook fireplace. There is also a formal dining room and a further reception room, which is ideal for relaxing as a family or could be used as a home office. The kitchen and breakfast room may require some cosmetic modernisation (there is also planning permission to extend) but provide space for all the necessary appliances and a small dining table for informal meals. There is also a useful and well-proportioned adjoining utility room.

Upstairs there are four double bedrooms, each of similar proportions, with the principal bedroom featuring an en suite bathroom. There is also a family bathroom. The property benefits from an annexe located in the garaging block, which includes a large first-floor living space with a kitchenette and a cloakroom. Planning permission has been approved to convert this into a two-storey annexe.



Lee's Cottage
Site Plan
Client: Mr & Mrs J. Smith
Project No: 12345
Scale: 1:100
Date: 15/10/2023
Author: GJP
Checker: GJP
Project Manager: GJP



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PLANNING

Outside

The property is set in a delightful garden extending to 0.66 of an acre, with lawn to the front, bordered by flowerbeds and a gate opening onto a pathway to the entrance. A five-bar timber gate to the side opens onto the gravel driveway providing access to the integrated single garage, and the detached garaging block, which houses a double garage. To the rear, the extensive south-facing garden is mostly laid to lawn, with paved terracing at the back of the house and a variety of established shrubs and trees.

Property information

Services: Mains water, electricity, oil fired heating and private drainage

Local authority: West Oxfordshire District Council

Council Tax Band: G

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Planning: There is listed building consent to extend the property and create a two-storey annexe. Ref: 23/00538/LBC and 22/00680/HHD

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Main House = 253 sq m / 2,726 sq ft

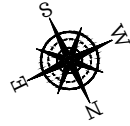
Annexe = 45 sq m / 480 sq ft

Garage = 47 sq m / 506 sq ft

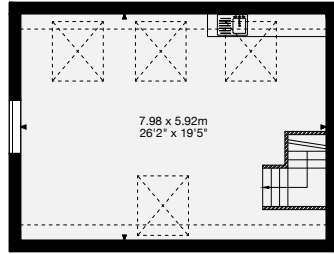
Garage/Shed = 24 sq m / 258 sq ft

Total Area = 369 sq m / 3,970 sq ft

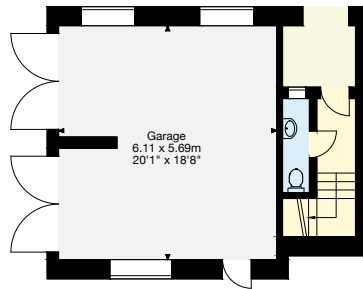
(Incl. Areas of Restricted Height)



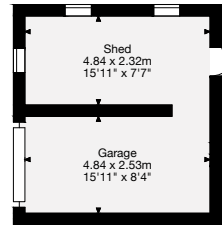
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



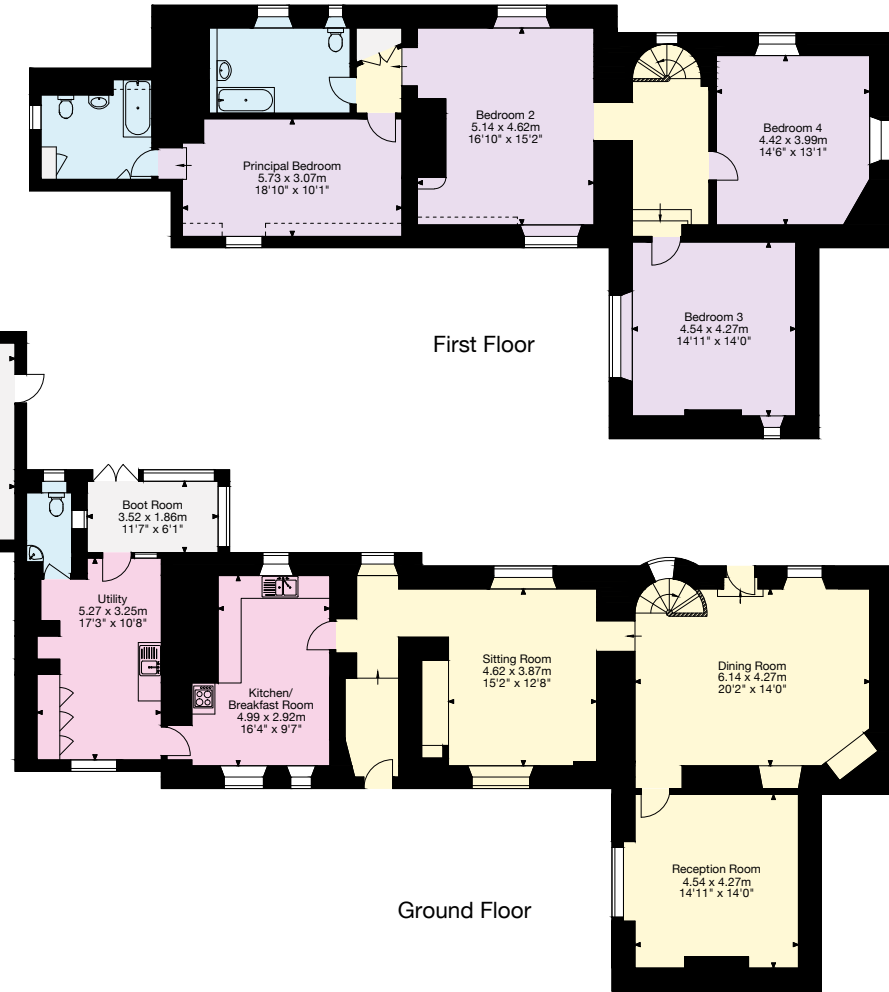
Annexe First Floor



Garage / Annexe Ground Floor



Garage / Shed



First Floor

Ground Floor

Knight Frank Oxford

274 Banbury Road

Summertown

Oxford

OX2 7DY

knightfrank.co.uk

I would be delighted to tell you more

Harry Sheppard

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

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