



No Oven Cottage, Little Tew, Oxfordshire

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# A charming house with planning permission to extend significantly set in a large garden.

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## 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

Erection of single-storey rear extension with glazed link and associated works. Widening of vehicular access and replacement of gate. Construction of greenhouse.

## 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).



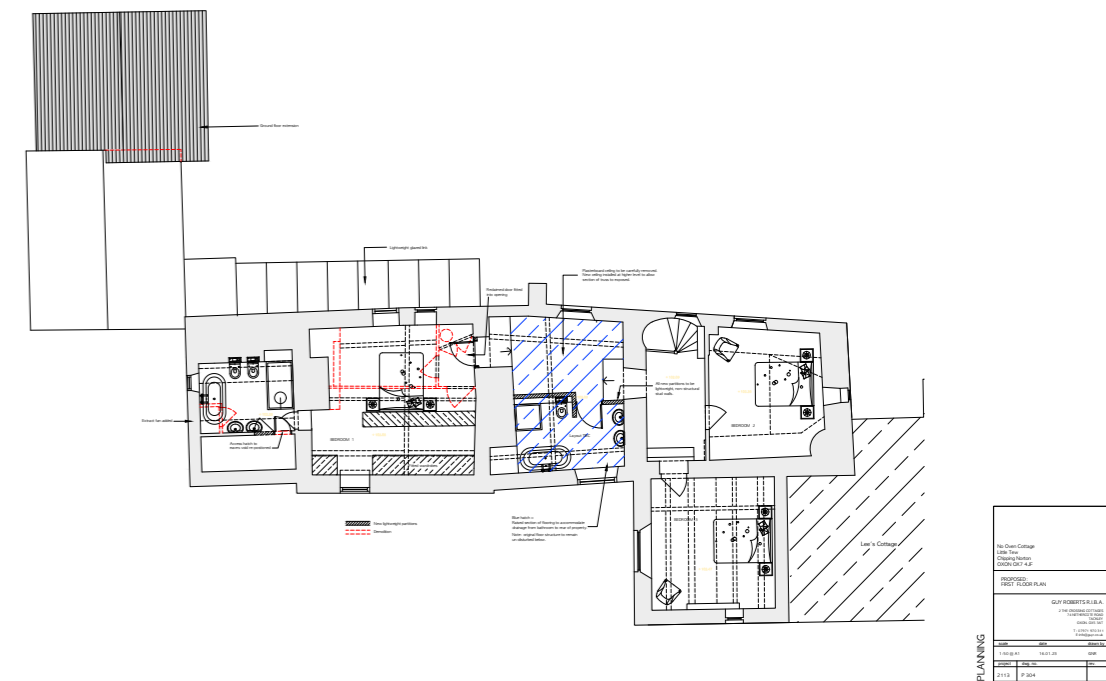
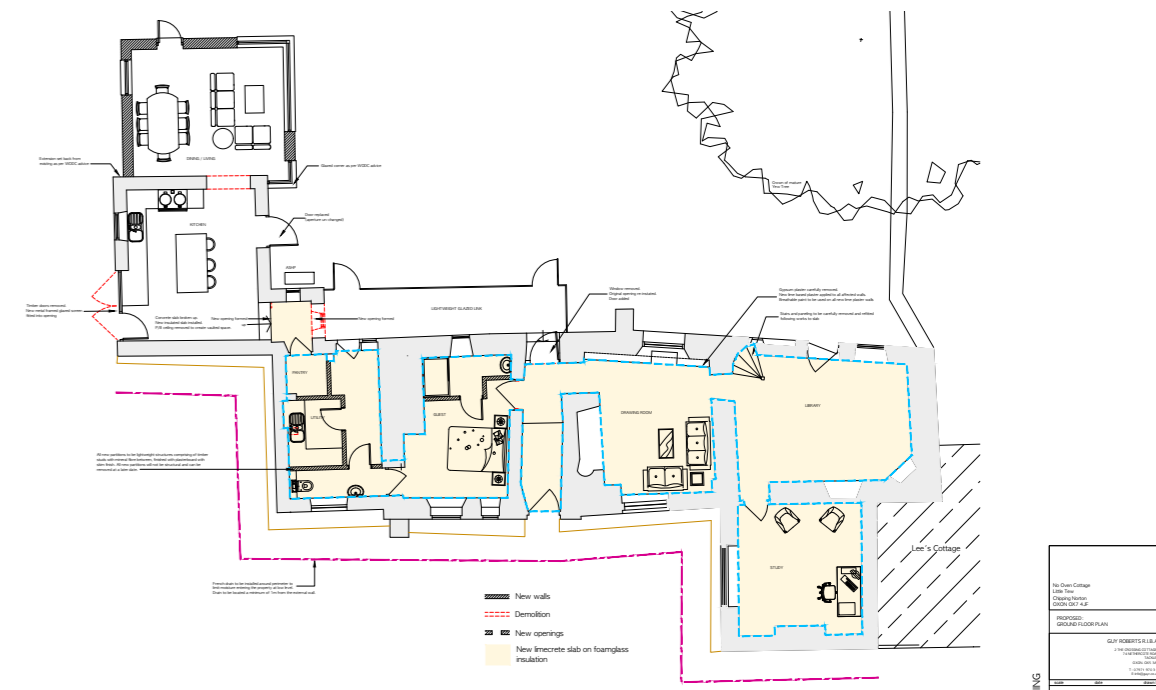
## The Property

The charming, Grade II listed cottage is set in an idyllic Cotswolds location and dates originally from the 17th century. The property features a beautiful thatched roof and is constructed out of unmistakable honeycoloured Hornton stone, so 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 but provides space for all the necessary appliances and a small dining table for informal meals, while 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 also benefits from an annexe, located in the garaging block and including a large first-floor living space with a kitchenette and a cloakroom.



Lee's Cottage 100m Scale 0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m
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## 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.

## Directions

The house is in the centre of the village next to the Church.

## 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 Ref: 23/00538/LBC. Dated: 21st February 2023.

## 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

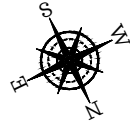
Annexe = 45 sq m / 480 sq ft

Garage = 47 sq m / 506 sq ft

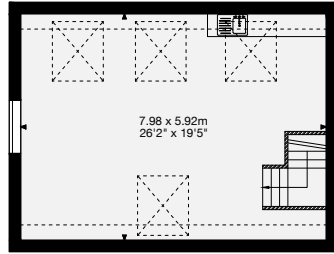
Garage/Shed = 24 sq m / 258 sq ft

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

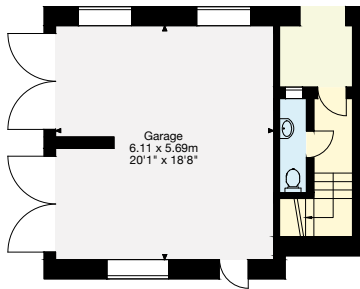
(Incl. Areas of Restricted Height)



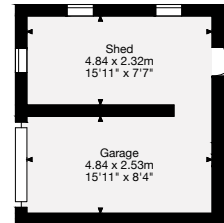
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



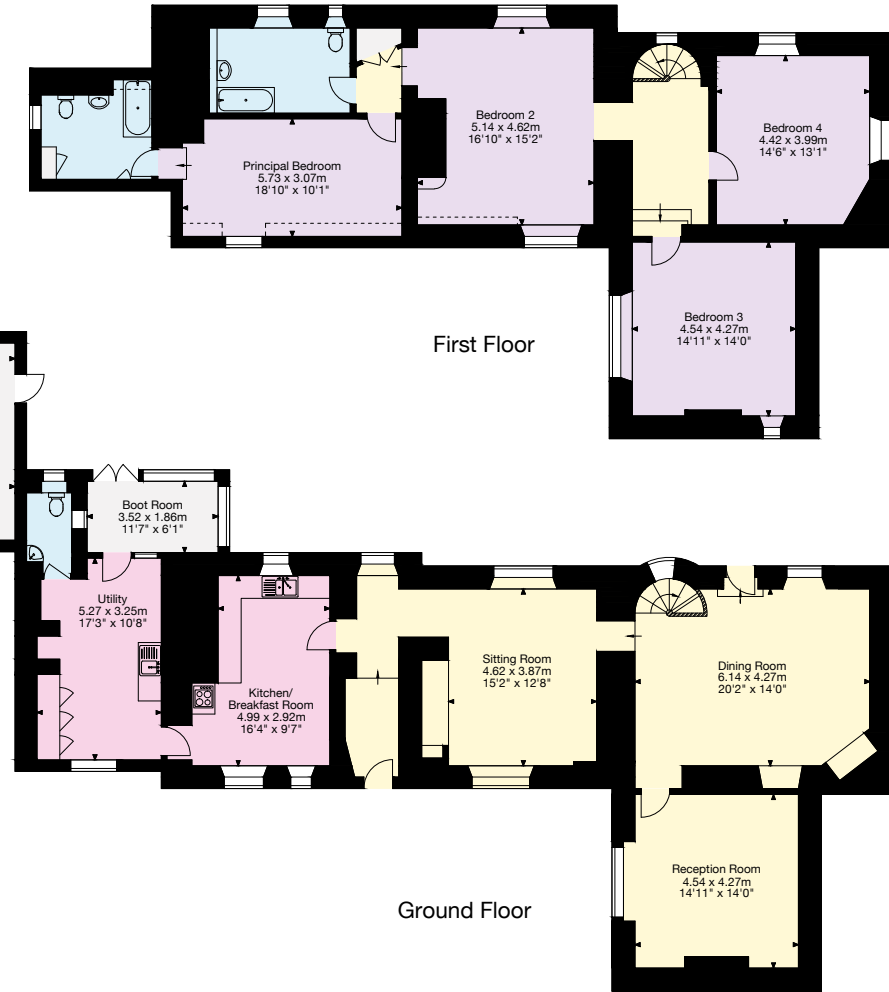
Annexe First Floor



Garage / Annexe Ground Floor



Garage / Shed



First Floor

Ground Floor

**Knight Frank Oxford**

274 Banbury Road

Summertown

Oxford

OX2 7DY

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I would be delighted to tell you more

**Harry Sheppard**

01865 790077

[harry.sheppard@knightfrank.com](mailto:harry.sheppard@knightfrank.com)



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

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