



The Old Almshouse
Little Tew, Oxfordshire



The Old Almshouse

Little Tew, Oxfordshire, OX7

Great Tew & Soho Farm house 1 mile, Chipping Norton 5 miles, Charlbury (mainline station to London Paddington 75 minutes) 7 miles, M40 (J10) 11 miles, Oxford 15 miles, Oxford Parkway (mainline station to London Marylebone 60 minutes) 15 miles, London 74 miles
(all times and distances are approximate)

An immaculate period house with a large garden in the heart of one of the most sought after villages in Oxfordshire.

Entrance hall | guest cloak room | kitchen/ breakfast room | study | large open plan drawing/ dining room family room | separate utility room | 4 bedrooms including master and guest bedroom suites family bathroom | substantial outbuildings comprising garage and workshop

In all about 0.46 acres.



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The Old Almshouse

The Old Almshouse is a most attractive period house sitting in the heart of Little Tew, with views over its own substantial gardens. The house has been extensively renovated with of note, a wonderful contemporary open plan drawing/ dining/ sitting room and a good master bedroom suite with separate dressing room and bathroom. There is also a very useful two storey outbuilding, parking for numerous cars, with a gravel drive sweeping through the landscaped formal gardens.

Little Tew

Little Tew is a popular, quiet and unspoilt Cotswold village consisting of almost entirely period houses and cottages. There are good local facilities in the neighbouring village of Great Tew including an outstanding primary school, public house, post office, village shop, cricket ground and the Soho Farmhouse Spa Hotel. More extensive facilities are found in the nearby market town of Chipping Norton, with further afield the city of Oxford providing a comprehensive range of facilities. The popular Daylesford Organic Farmshop is also nearby.

The village is within range of some outstanding schools including Tudor Hall and Bloxham School, near Banbury, Cokethorpe near Witney, Kingham School in Kingham, Burford School in Burford and Kitebrook School near Moreton in Marsh. There is also an extensive choice of highly regarded schools in Oxford including; Headington, Oxford High School, The Dragon School and Summer Fields.





The village is well placed in the county, with easy access to Charlbury with its mainline rail connections to Oxford, London Paddington, Birmingham and also connections from Bicester or Oxford Parkway to London Marylebone. Within 5 miles is the A44 to Oxford and junction 10 of the M40 is only 11 miles away.

Directions - OX7 4JH

From Oxford follow the A44 through Woodstock towards Chipping Norton. After about 5 miles opposite the petrol station turn right onto the B4022 signposted 'The Tews'. At the next staggered crossroads go straight over, continuing on the B4022 towards 'The Tews'. After about 2.5 miles at the next crossroads turn left into Little Tew. Follow the road down the hill into the village, passing through the village turning left up a small hill and The Old Almshouse will be seen on the left hand side behind a stone wall.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority

West Oxfordshire District Council. Tel: 01993 861000.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewings

Strictly by appointment through Knight Frank 01865 790 077.



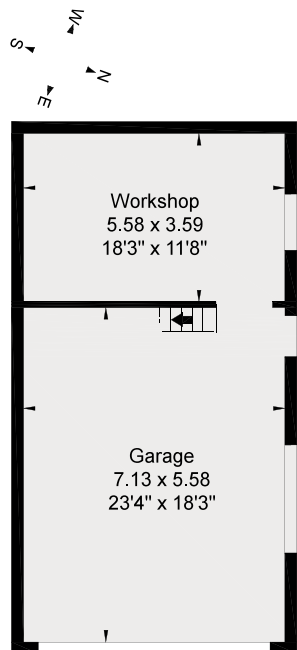


APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 247 sq m (2,660 sq ft)

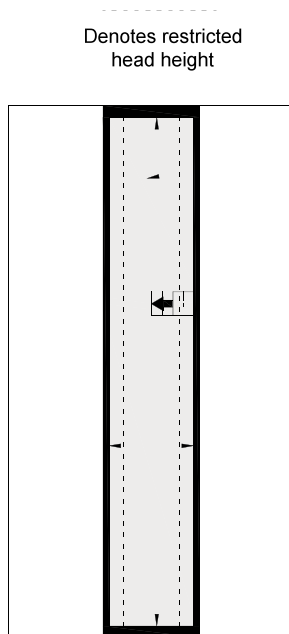
Outbuilding: 81 sq m (872 sq ft)

Total: 328 sq m (3,532 sq ft)

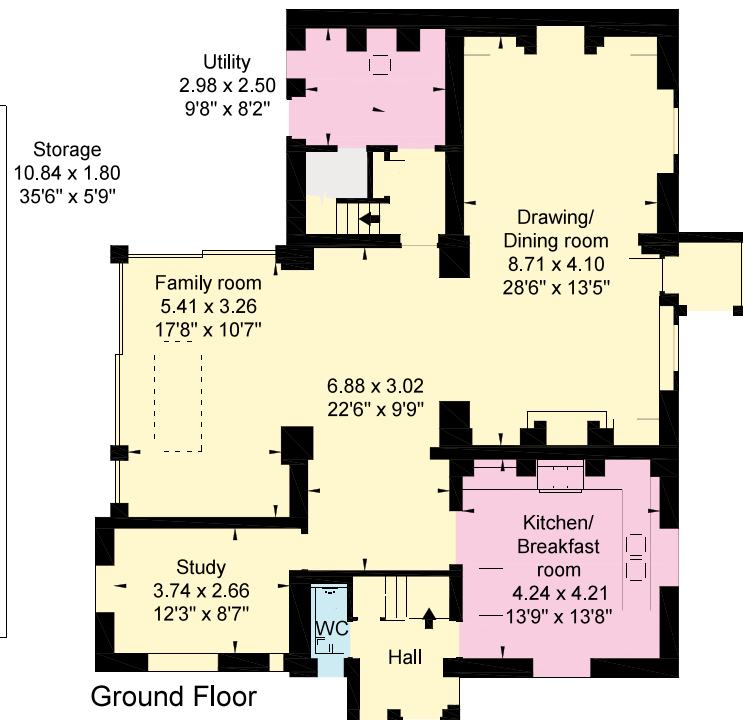


**Ground Floor
Outbuilding**

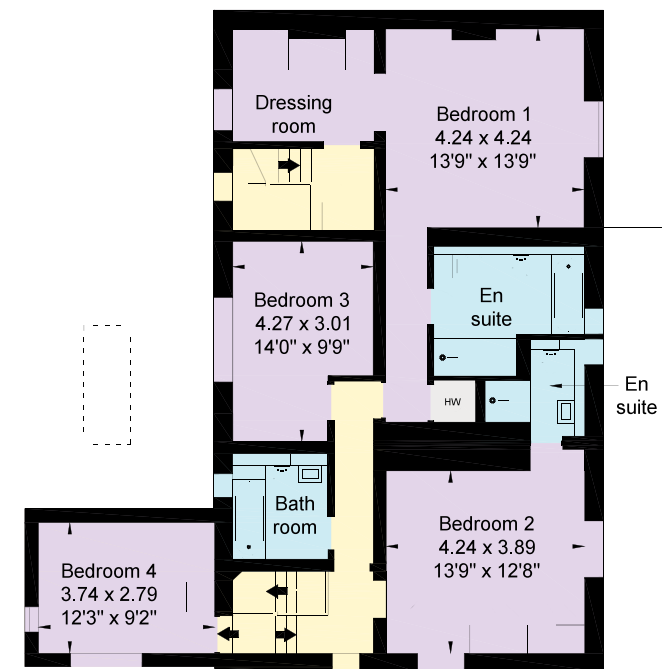
Not shown in
actual location /
orientation



**First Floor
Outbuilding**



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.



Connecting people & property, perfectly.

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. 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 May 2020. Photographs and videos dated May 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

