



Stone Wall Cottage, Lyneham OX7

Detached cottage with versatile accommodation.

Lyneham is a charming, friendly village with a strong sense of community situated in the Evenlode Valley, an Area of Outstanding Natural Beauty. The village is conveniently located near to Kingham Station (3 miles) and the market towns of Chipping Norton, Burford and Stow-on-the-Wold, which provide everyday amenities. Daylesford Organic Farm shop, the Bamford Club, and Soho Farmhouse are 5 and 14 miles respectively. The nearby villages (1.5 miles) of Milton-under-Wychwood and Shipton-under-Wychwood offer a wide range of amenities, including a doctor's surgery, vets, post office, public houses and small supermarkets. Sporting and leisure facilities in the area include golf at Lyneham, Brailes, and Naunton Down, racing at Stratford-upon-Avon, Warwick and Cheltenham and an Equestrian Centre at Lyneham Heath. Private and state schooling in the area is excellent and includes primary and secondary schools at Kingham, Bledington, Shipton-under-Wychwood, the Cotswold Academy and Burford. Private schooling at Kingham Hill, Kitebrook, Bloxham, Tudor Hall, Windrush Valley School and a number of Cheltenham schools

Distances

Chipping Norton and Burford 6 miles, Stow-on-the-Wold 7.5 miles, Kingham Station 2 miles (London Paddington from 90 minutes).





Property

Stone Wall Cottage is a delightful detached cottage in the heart of this popular village. The property has been extensively modernised, upgraded and extended to provide versatile accommodation to suit a wide range of buyers. The front door leads into the spacious entrance hall with travertine flooring. The dual-aspect sitting room can be found on one side of the hallway and features a central fireplace with oak flooring. A cosy study also with oak flooring overlooks the rear garden. No doubt, the heart of the home is the kitchen/dining room with a full range of units and integrated appliances, including a double oven and dishwasher and plenty of space for a large dining table. Beyond is the back door and small hall with access to excellent loft storage, a useful cloakroom and bedroom 3/office with built-in shelving. The first floor has been recently converted to provide two good-sized double bedrooms and a family bathroom with bath and rain shower, heated towel rail and underfloor heating.

Outside and Garden

The pretty southwest-facing gardens have plenty of private parking. The garden is partly laid to lawn and is well stocked with mature flowers, plants, shrubs, a carpet of spring flowers and fruit trees. There are a number of spaces to enjoy alfresco dining and entertaining, including a rear terrace overlooking neighbouring parkland, leading to a large garden shed with power connected and the secret rear garden

Services

Mains water, electricity and drainage are connected, Electric heaters and part underfloor heating. Ethernet cabling throughout, with average broadband speed advertised up to 72.4 Mbps if the provider is BT

Tenure

Freehold

Council Tax Band

West Oxfordshire District Council, Tax Band D

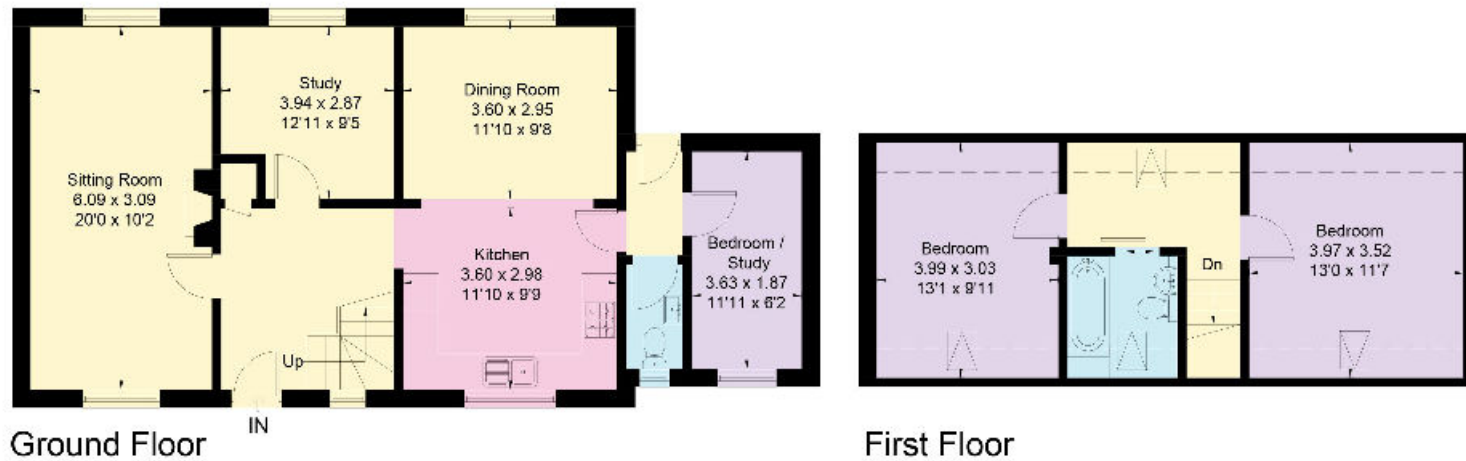
Guide Price

£575,000

Approximate Floor Area = 110.9 sq m / 1194 sq ft



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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.

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