

THATCHED COTTAGE

MAIN ROAD, CURBRIDGE OX29 7NT

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Enjoying an abundance of kerb appeal and a characterful charm throughout this beautiful Grade II Listed cottage sits in a desirable village with countryside all around. Internally there is everything you would imagine from nooks and crannies, attractive fireplaces, ledge and brace doors, wooden flooring, and a wealth of exposed beams. The accommodation is presented in immaculate condition and offers a cottage style kitchen/dining room with a cosy seating spot in front of the Inglenook fireplace that houses a wood burning stove. Natural light from garden doors and roof lantern fills the sitting room with its fireplace, attractive alcove cupboard/shelving and feature beams.

The truly delightful garden enhances the inside space and offers a paved terrace for alfresco entertaining with far-reaching countryside views over the boundary.

GUIDE PRICE

£375,000

 **2**

 **1**

 **1**



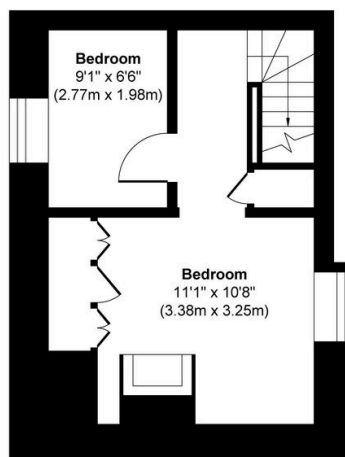
**Delightful
with view**



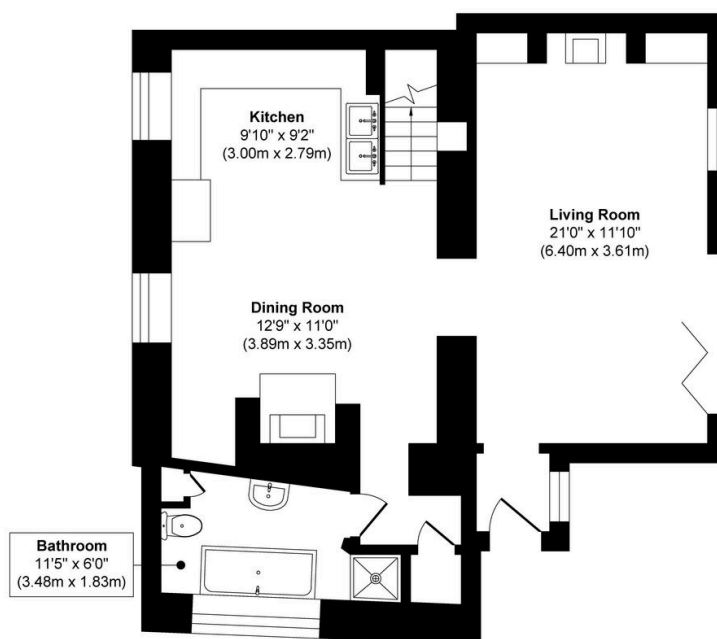


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Approximate Gross Internal Area 89.93 sq.m / 968 sq.ft

**First Floor**

Approximate Floor Area
264 sq.ft
(24.53 sq.m)

**Ground Floor**

Approximate Floor Area
704 sq.ft
(65.40 sq.m)

Illustration for identification purpose only, measurements are approximate, not to scale.

Council Tax:

Band F - £2,494.64

Parking:

On-street parking

Local Authority:

West Oxfordshire District Council



LOCATION

Curbridge is a small village less than two miles to the south west of Witney comprising a mix of property styles including typical stone built cottages, barn conversions, more modern property, and an attractive new development. The village boasts a thriving community with excellent newly opened Lord Kitchener pub, parish hall and Church. All the excellent amenities in Witney are near at hand and Curbridge is well located for access to the A40 for travel to Oxford to the East or Cheltenham to the West. The S1 bus route is within a short walk and runs through to Witney and Oxford.



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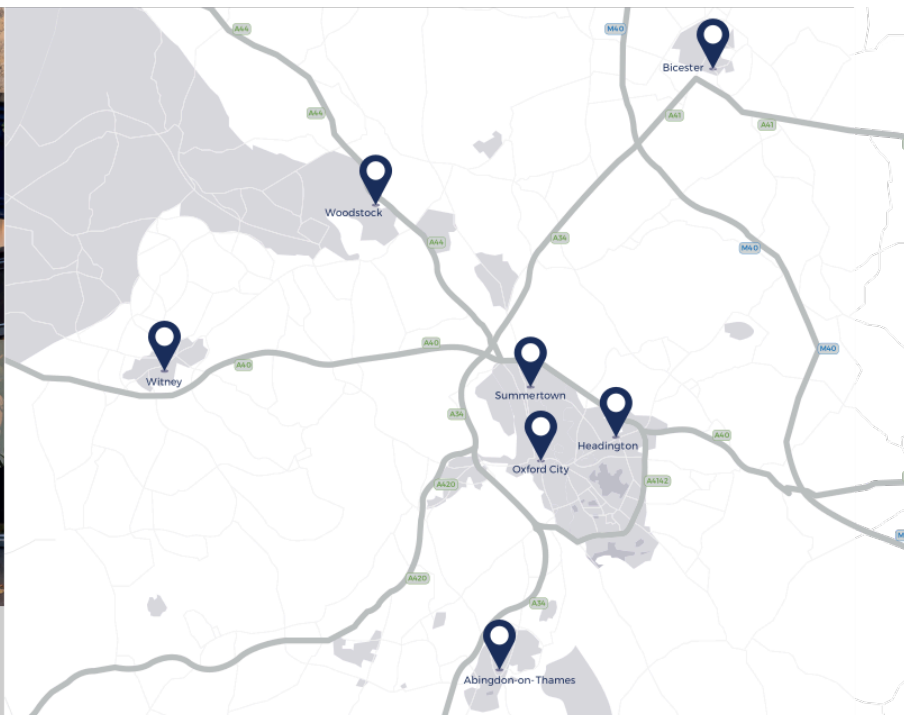
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