

GARTH COTTAGE

CROWELL, OXFORDSHIRE OX39 4RR



Garth Cottage

RIDGEWAY, CROWELL, OXFORDSHIRE OX39 4RR

A stunning brick & flint cottage, which has been sympathetically renovated to an extremely high standard, situated along a no-through lane in the lee of the Chilterns.

No expense has been spared during the refurbishment of this property, with the interior décor a notable highlight, as is the kitchen which has been beautifully fitted by Smallbone of Devizes. The property comprises an Entrance Porch, leading to a Hall. There are doors from here to the Snug, Kitchen and Sitting Room. The Sitting Room is a lovely room with a double aspect to the front and having a log burner and under floor heating. This leads to the Dining Room/Orangery, which is bathed with natural light from the glazed roof. The aforementioned Kitchen is luxuriously fitted with a range of base level units and includes a range of appliances, including a coffee machine, dishwasher and microwave (the range is available by separate negotiation). Completing the accommodation on the ground floor is a Shower Room and Laundry.

On the first floor are three double bedrooms. The Master Bedroom is over 16ft in length and has an amazing walk-in Shower with stylish tiles worthy of a particular mention. There is also a generous Bathroom and access to the insulated Loft.

Outside, there is a tucked away Courtyard to the rear and a landscaped garden to the front, which has a Summer Shed and an impressive array of plantings and a water feature (the bronze artwork is not included in the sale). There is also off-street parking for two vehicles.

The lane ends a short way beyond Garth Cottage with open fields and a footpath.

'ONE OF THE FINEST EXAMPLES OF A COUNTRY COTTAGE WE HAVE SEEN.'





OVERVIEW

- Three double bedrooms
- Three reception rooms
- Smallbone Kitchen
- Shower Room
- Family Bathroom
- Under-floor heating
- Double glazed timber casement windows
- Luxuriously decorated
- Glorious countryside a stone's throw away
- M40 (jct 6) just 5 minutes away
- Stunning period features and exemplary finish

GUIDE PRICE - £650,000 - FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains electricity, drainage and water

Heating: under-floor heating & radiators

Local Authority: South Oxfordshire District Council

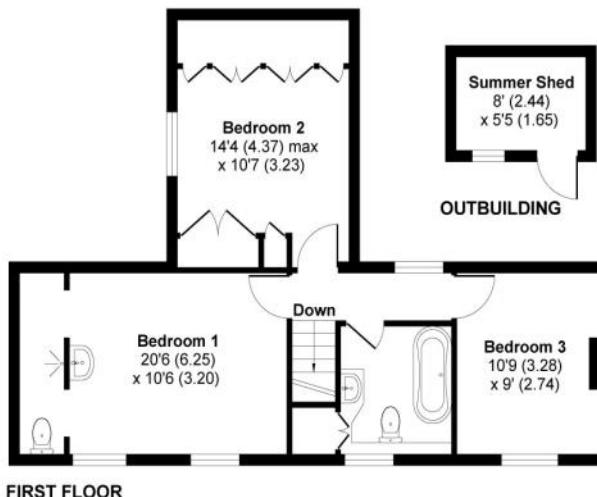
Broadband Speed: 20mb—Fibre Optic available

Date of Refurbishment: 2012

Approximate age of property: 18th century

Garth Cottage, Crowell, Chinnor, OX39

Approximate Area = 1368 sq ft / 127 sq m
Outbuilding = 43 sq ft / 3.9 sq m
Total = 1411 sq ft / 131 sq m
For identification only - Not to scale



LOCATION

Crowell is a small hamlet surrounded by beautiful Oxfordshire countryside. It has a lovely parish church, local pub, and direct access to Icknield Way. The larger village of Chinnor is close by where one can find a good selection of shops and amenities. The larger towns of Watlington and Thame are also nearby.

For the commuter, the M40 (jct 6) is five minutes away, providing access to London, Oxford and Birmingham. The Oxford Tube coach stops at Lewknor, just down the road, every 20 minutes and travels between Oxford and London Victoria. There are rail stations in both Princes Risborough and Haddenham (Haddenham & Thame Parkway).

In terms of schooling, there is a great CofE school in Aston Rowant and St Andrews CofE School in Chinnor. There are secondary schools in Thame and Watlington as well as grammar schools in High Wycombe, which is just over the Chilterns.



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Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
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