

WATERWORKS COTTAGE WORKSHOP

WORSHAM, WITNEY OX29 0RX

Waterworks Cottage Workshop

Worsham, Witney OX29 0RX

Nestled in the Cotswold countryside on the banks of the River Windrush, and tucked away at the end of a private driveway the peaceful setting would make an idyllic weekend retreat or peaceful full-time residence. This magnificent detached house has been finished to a superb specification and offers a unique opportunity to reside in a stunning conversion of the former Witney Waterworks Cottage Workshop. Boasting a fabulous open-plan kitchen/dining/sitting room that creates a perfect environment for entertaining guests or enjoying quiet evenings at home.

Stepping outside, the property enjoys a stunning private location with views of the river, offering a tranquil setting to relax and unwind. Whether enjoying a morning coffee on the terrace or alfresco entertaining on the patio, the garden is a delightful spot to soak up the natural beauty surrounding the property, this location provides a sense of peace and serenity that is truly unparalleled.

GUIDE PRICE

£550,000



2



1



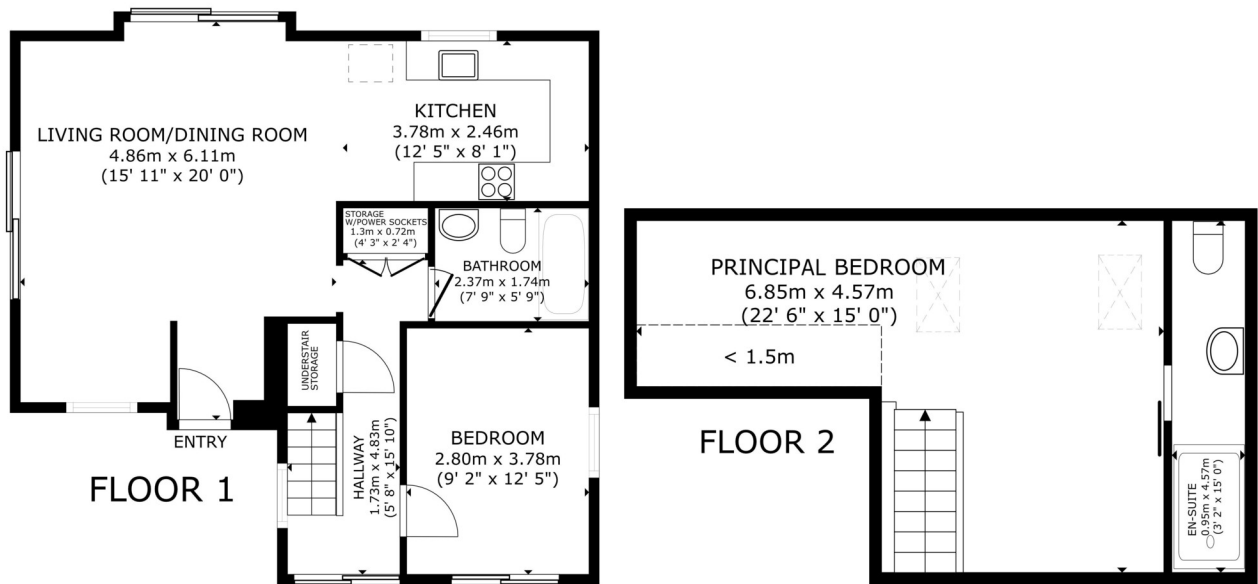
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Private







GROSS INTERNAL AREA
FLOOR 1 61.9 m² (666 sq.ft.) FLOOR 2 25.9 m² (279 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 2.5 m² (27 sq.ft.)
TOTAL : 87.7 m² (944 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £2,854.38

Parking:
Private Parking

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

“LOCATION COMMENT

Countryside walks are all around including footpaths to the desirable village of Minster Lovell or the pretty village of Asthall both with popular eateries. The famous town of Burford is a short drive and a wider array of amenities is available in the market town of Witney. There is primary education in Minster Lovell with secondary schools in Witney, Burford, and Cokethorpe School in nearby Hardwick.

Worsham offers easy access to the A40/M40 for journeys to Oxford, London and Cheltenham and mainline trains from Charlbury or Hanborough to London Paddington in just over an hour.



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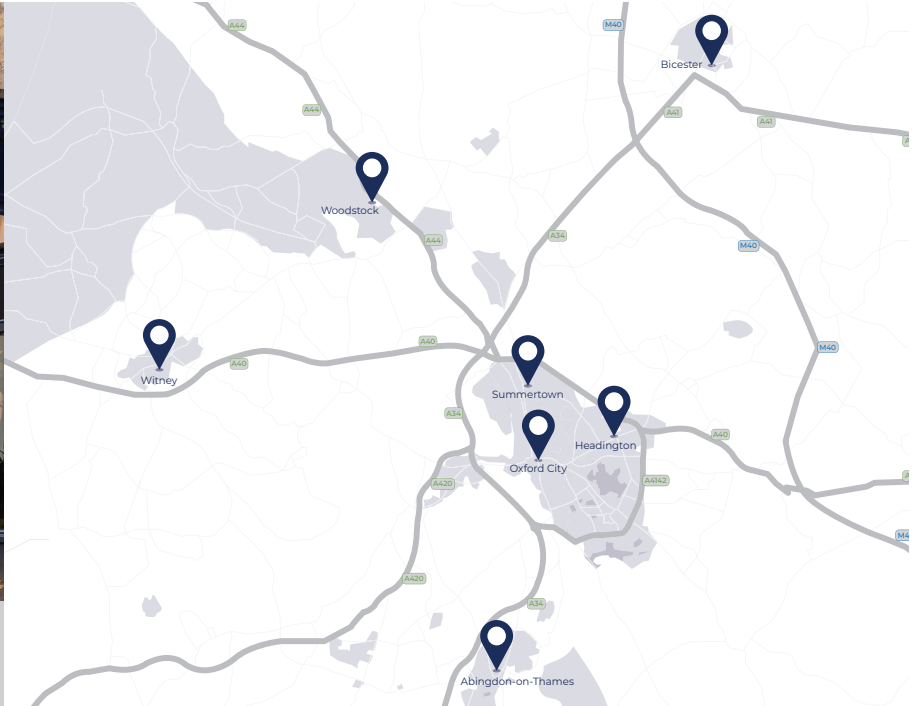
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