



# LANCOTTA, LANCOTT LANE

BRIGHTHAMPTON OX29 7QJ





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Nestled in the heart of a desirable hamlet this quintessential Grade II, 17th century characterful home is beautifully presented throughout and perfectly combines both historic charm and modern comforts. Period features include exposed beams, flagstone flooring, an oak staircase, an inglenook fireplace with stove, all of which enhance its appeal, and create a unique living environment. The accommodation is set across three floors and has been extended and upgraded over the years resulting in a chic, high spec family home.

Beautifully landscaped, the private garden affords a high degree of privacy and is a fine space to relax, unwind and enjoy some alfresco dining. The lavender garden set behind a Cotswold stone wall to the front is a lovely feature and sets the scene for this absolute gem of a home. Overall, this unique property comprises 2,513 sq ft of versatile living space in an exceptionally peaceful location.

## GUIDE PRICE

**£1,250,000**



**4**



**3**



**2**



**Delightful**









**Lancotta, Witney, OX29 7QJ**

Approximate Gross Internal Area = 233.46 sq m / 2513 sq ft  
 Approximate Gross External Area = 274.15 sq m / 2951 sq ft  
 (Including Garage)



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

**Council Tax:**

Band F - £3,425.22

**Parking:**

Off-street parking & Garage

**Local Authority:**

West Oxfordshire District Council





# LOCATION

*The favoured village of Standlake, encompassing the hamlet of Brighthampton is situated approximately 6 miles south of the market town of Witney. Standlake has a primary school, a post office/stores, village hall, and the Black Horse pub. There are cricket and tennis clubs with water sports available on the surrounding lakes and numerous other active clubs and societies. The picturesque River Windrush flows to the north of the village as it meanders its way to join the Thames further downstream. There are direct bus services to Witney and Abingdon with connections to Oxford. Rail links are available at Didcot Parkway, Long Hanborough. Jeremy Clarkson's Farmer's Dog Pub, Estelle Manor and Soho Farmhouse are all a short drive away.*





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