



LANCOTTA, LANCOTT LANE

BRIGHTHAMPTON OX29 7QJ



LANCOTTA, LANCOTT LANE

BRIGHTHAMPTON OX29 7QJ

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





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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell,
Sarah Thomas, Julia Briggs,
Rose McDermott and John Bouwer



BRECKON REWARDS

Scan to find out more!



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

