



LANCOTTA

LANCOTT LANE, BRIGHTHAMPTON



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, and unwind. The full size clay pizza oven on the patio ensures alfresco dining will be very enjoyable. Overall, this unique property offers 2,513 sq ft of versatile living space in an exceptionally peaceful location.

GUIDE PRICE

£1,100,000



4



3



2



Delightful
with view





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

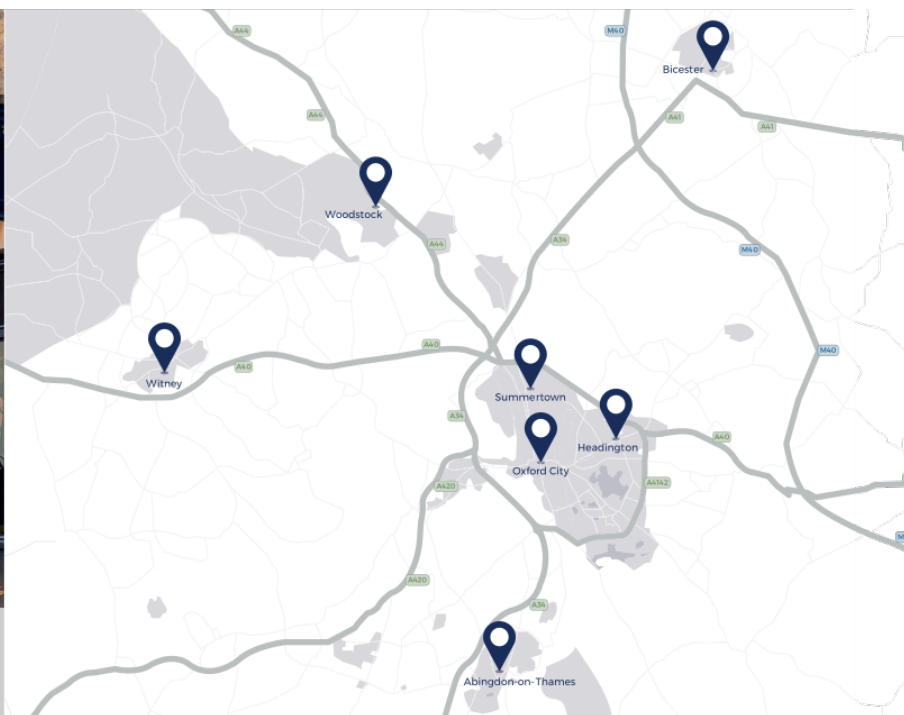


LOCATION

The favoured village of Standlake, encompassing Brighthampton, is situated approximately 6 miles south of the market town of Witney with Oxford about 13 miles and Abingdon 10 miles. The village itself 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. The village has a prime school with secondary education available at Bartholomew School in Eynsham, nearby Cokethorpe or the Dragon and St Edwards in Oxford. There are direct bus services to Witney and Abingdon. Rail links are available at Didcot Parkway, or Oxford Parkway. Jeremy Clarkson's Farmer's Dog Pub, Estelle Manor and Soho Farmhouse are all a short drive away.



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e: creative@breckon.co.uk

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