



THE OLD FARRIERS

HIGH STREET, RAMSDEN OX7 3AU



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The Old Farriers is nestled in the heart of Ramsden and is a delight with its historic stonework, rustic beams and a wealth of quirky character all beautifully combined with modern comforts; a truly unique and wonderful place to call home. The cottage-style kitchen opens into the spacious, light-filled living area, where an exposed Cotswold stone wall and characterful beams create a cosy atmosphere. The sunny garden room is a delightful space. The attractive spiral staircase takes you to the mezzanine level where exposed stonework, beams, and wooden balustrades continue to delight. There is a bedroom along with a versatile space, currently used as a study area.

The lovely garden enjoys a high degree of privacy; a peaceful setting for al fresco dining. Overall, a wonderful full-time home or idyllic weekend retreat.

GUIDE PRICE

£375,000



1



2



1

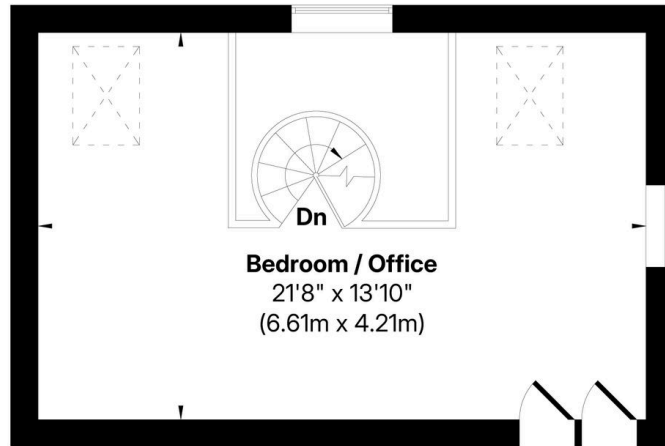


South-facing

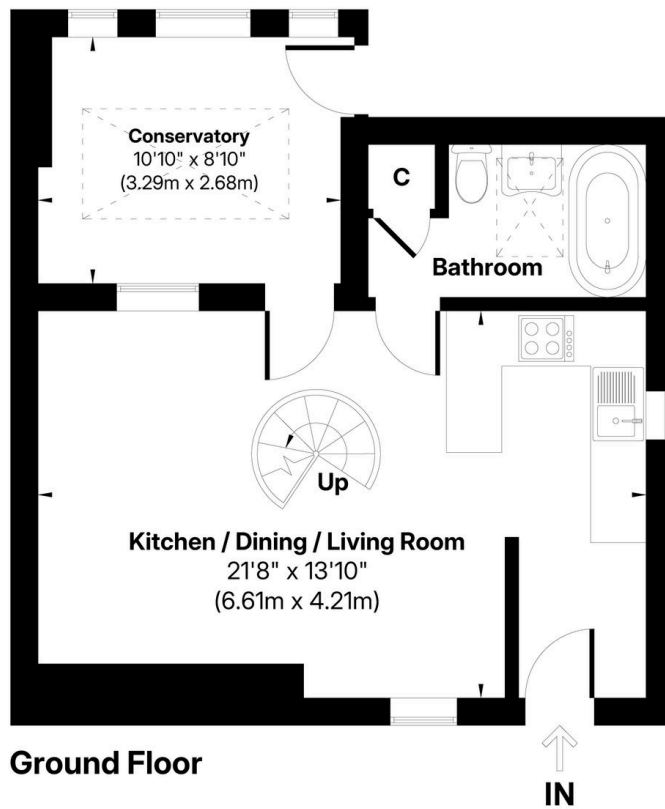




Approximate Gross Internal Area = 68.26 sq.m / 735 sq.ft



First Floor



Ground Floor

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

Council Tax:

Band B - £2,045.92

Parking:

Off-street parking

Local Authority:

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	86
England, Scotland & Wales		EU Directive 2002/91/EC	

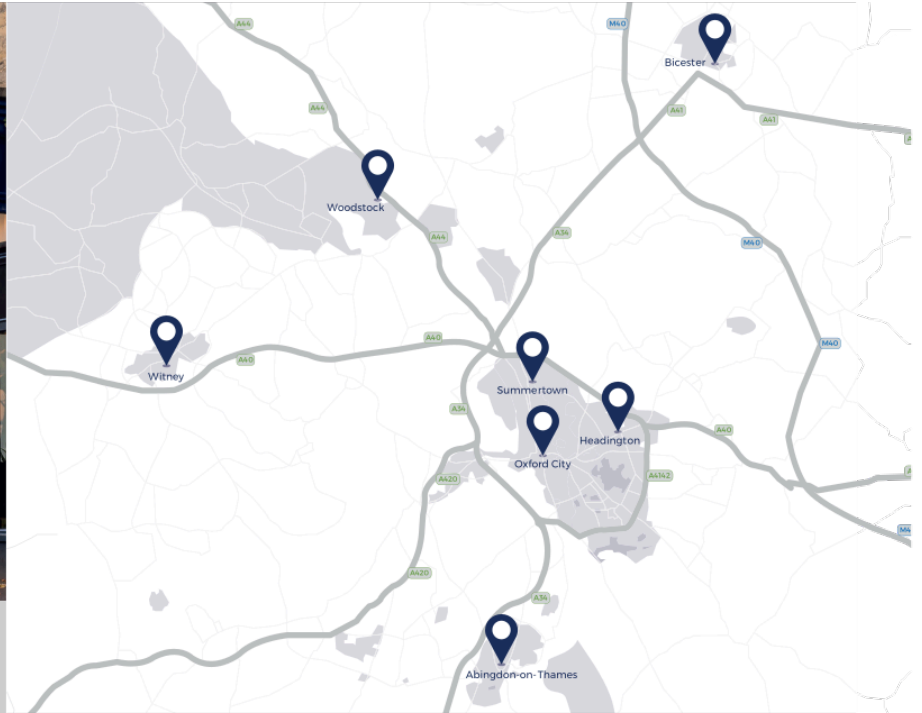
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		74	88
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

Ramsden is a popular village in West Oxfordshire, located just five miles from Witney, and four miles from Charlbury. The village enjoys a lively community and the The Royal Oak is the popular village pub that serves real ale and fine food. It is definitely worth a scroll through the website, Ramsdenvillage.co.uk to fully appreciate all this desirable village has to offer. Witney is just five miles and offers a wide range of shopping, recreational, and eateries. Both Charlbury and Long Hanborough offer a mainline London/Paddington rail link. Soho Farmhouse and Estelle Manor Country Club are all within easy reach.



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