

PEARTREE

BUSHEY GROUND, MINSTER LOVELL
OX29 0SW

Peartree

Bushey Ground, Minster Lovell OX29 0SW

Enjoying a tucked-away position in this popular village and set on a generous plot of approximately 1.78 acres, Peartree is a delightful Charterville bungalow offering light and airy living space all beautifully decorated throughout. The brick fireplace with inset stove is the focal point in the wonderful, dual aspect sitting room creating a wonderful space for relaxing. The hub of the home is the super Aga kitchen/dining room with an extensive range of units, integrated appliances and ample space for freestanding furniture and white goods.

The Lodge is a detached annexe offering a sizeable sitting/dining room, a double bedroom, kitchen, shower room and WC. In addition The Travellers Tales is a one bedroom holiday let. The current owners run the The Lodge and Travellers Tales pod as full-time lets with a potential income around £90-£100,000.

GUIDE PRICE

£1,250,000



2



1



2

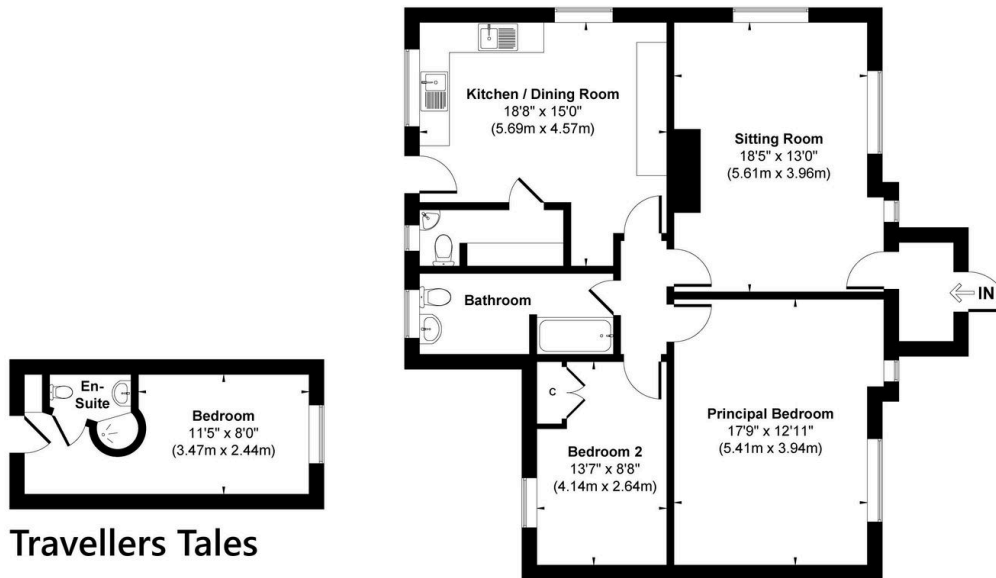


1.78 acres



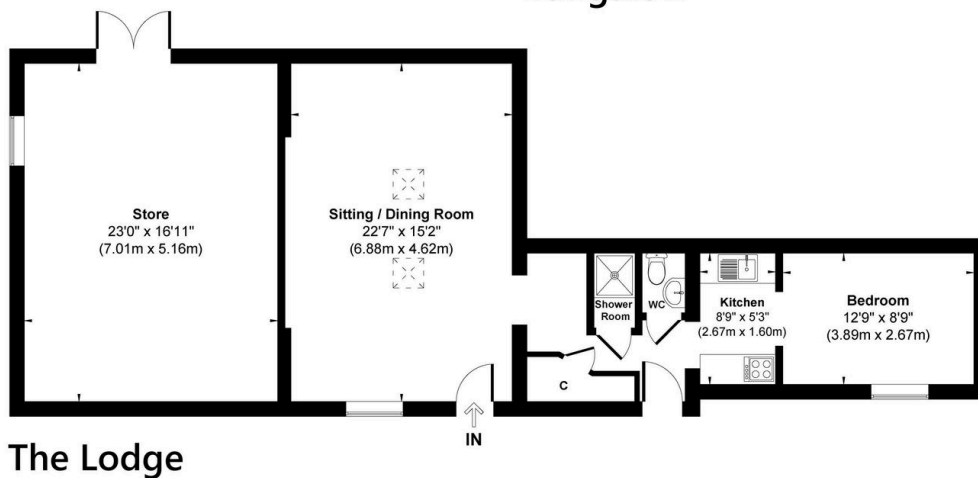


Approximate Gross Internal Area
Main House = 186.46 sq.m / 2007 sq.ft
Outbuilding = 14.12 sq.m / 152 sq.ft
Total = 200.58 sq.m / 2159 sq.ft



Travellers Tales

Bungalow



The Lodge

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

Council Tax:

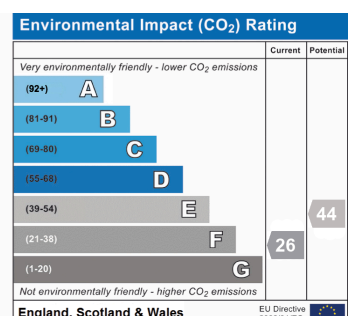
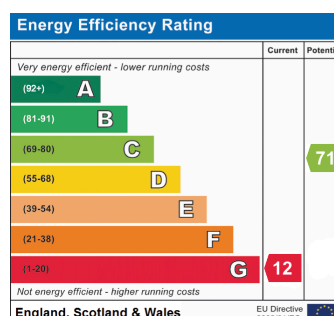
Band D - £2,546.16

Parking:

Garage & Ample Gated Drive

Local Authority:

West Oxfordshire District Council

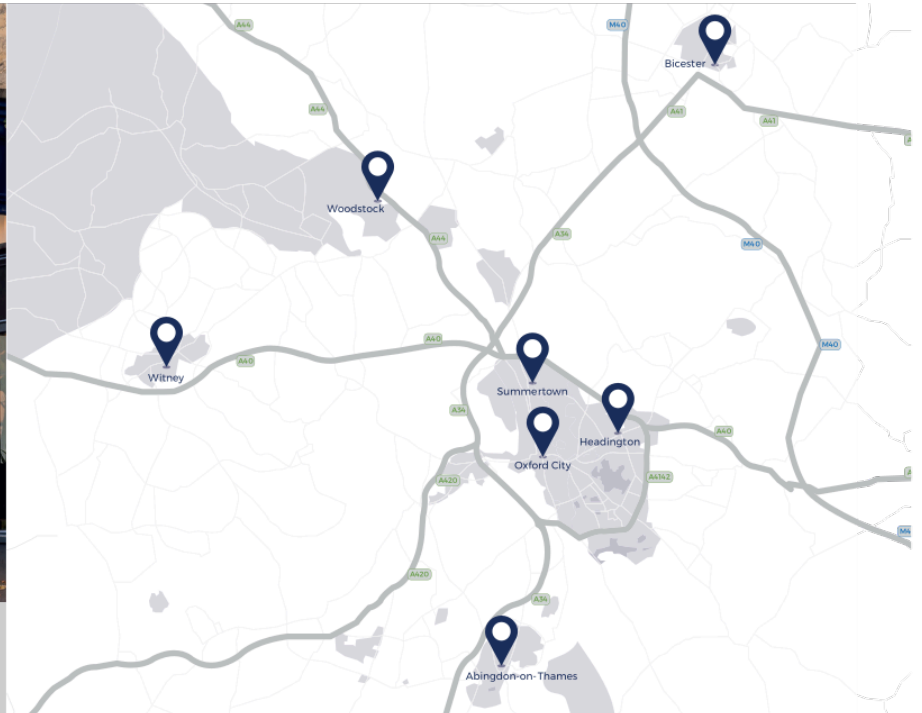


LOCATION

Minster Lovell is approximately 3 miles west of Witney on the B4047. The village is split into three parts namely Old Minster, Little Minster and New Minster. Across the whole village there is St Kenelm's parish church, the ruins of Minster Lovell Hall, the Old Swan and cricket ground which sits alongside the River Windrush. The village also offers a primary school, shop, and White Hart public house. There is a bus service into Witney which offers wider shopping and recreational facilities. Jeremy Clarkson's Farmer's Dog, Daylesford Organics, and Estelle Manor are all within easy reach.



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