



South Gardens Cottage

Carter Jonas

SOUTH GARDENS COTTAGE TACKLEY OX5 3AH

* Dining Room * Living Room * Kitchen * Utility * Downstairs WC * Principle Bedroom with Ensuite * 2 further doubles on 1st floor * Family Bathroom * 2nd floor Double Bedroom with Ensuite * Further Bedroom *

DESCRIPTION

Offering versatile accommodation arranged over three floors, the property enjoys generous living spaces, attractive gardens, and off-road parking.

The welcoming entrance hall immediately sets the tone, featuring an attractive stone floor that continues throughout much of the ground floor, enhancing the home's character and warmth. The spacious dining room provides an ideal setting for family meals and entertaining, while the dual-aspect sitting room is particularly impressive, benefiting from an abundance of natural light, a beautiful log-burning stove and French doors opening directly onto the rear garden.

The cottage-style kitchen is a real heart of the home, offering an excellent range of space for cooking and dining, complete with an AGA and a dedicated area for informal dining. A practical utility room provides additional storage and workspace, along with direct access to the garden and parking area. A convenient cloakroom completes the ground floor accommodation.

On the first floor, the generously proportioned principal bedroom enjoys a light and airy feel and benefits from its own en suite bathroom, fitted with a bath, wash basin and WC. There are two further spacious double bedrooms. The family bathroom is well-appointed with both a bath and separate shower.

The second floor provides further flexible accommodation, including a spacious double bedroom with an ensuite shower room comprising a shower, wash basin and WC. A fifth bedroom is accessed through this room, making it ideal as a child's bedroom, dressing room, study or additional living space depending on individual requirements.

BUILT JUST OVER 20 YEARS AGO, THIS CHARMING CHARACTER COTTAGE SEAMLESSLY COMBINES TRADITIONAL COTTAGE STYLING WITH THE COMFORT AND PRACTICALITY OF MODERN LIVING.







OUTSIDE:

The property benefits from gardens to both the front and rear. The rear garden is particularly attractive, enclosed by walls and predominantly laid to lawn. Beyond the garden is a driveway providing off-road parking for one vehicle.

LOCATION

Tackley is a highly regarded Oxfordshire village situated approximately ten miles north of Oxford and just a short drive from the historic market town of Woodstock. The village offers an excellent range of amenities including a picturesque village green, a Norman parish church, a popular public house, village shop and post office, and a well-regarded primary school.

The surrounding countryside provides wonderful opportunities for walking and recreation, with the nearby River Cherwell offering particularly scenic routes. For commuters, the village is well connected, with the Stagecoach S4 service providing regular links to Oxford and Banbury, while Tackley railway station offers direct services on the Banbury-Oxford-London Paddington line. Oxford Parkway station is also easily accessible, providing additional rail connections. The M40 (Junction 9) is approximately eight miles away, offering convenient access to London, Birmingham and the wider motorway network.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444

Directions: w3w hungry.viewer.feelers

All mains services connected
Local Authority: West Oxfordshire District Council
Council Tax Band: F
According to Ofcom Ultrafast broadband is available. Mobile signal is good outdoor, with one provider saying good in home, and one saying variable in home.



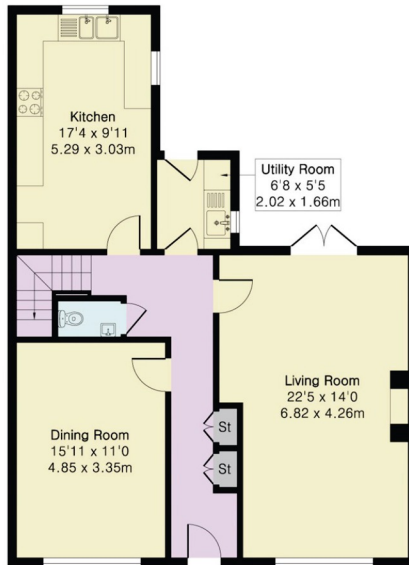


Approximate Gross Internal Area 2109 sq ft - 197 sq m

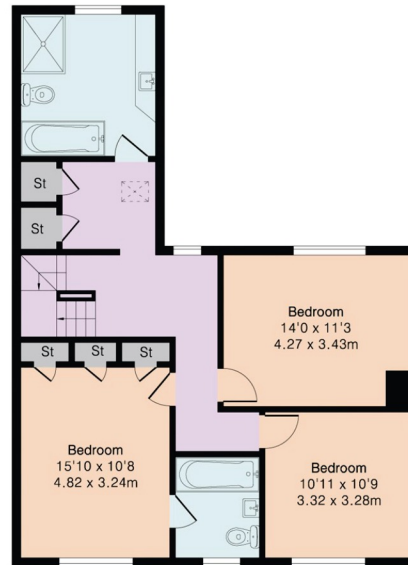
Ground Floor Area 824 sq ft – 77 sq m

First Floor Area 824 sq ft – 77 sq m

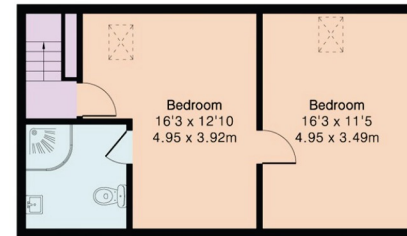
Second Floor Area 461 sq ft – 43 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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