



Wolvercote Green

Carter Jonas

# 41 WOLVERCOTE GREEN OXFORD OX2 8BD

- Pretty characterful cottage
- Annexe accommodation
- Envidable location
- Five bedrooms & three receptions
- Close to Port Meadow
- Village living with city conveniences

## SITUATION AND LOCATION

A detached cottage standing in an enviable location overlooking Wolvercote Green, a Site of Special Scientific Interest which is protected from development. The cottage has all the advantages of a village setting while also providing easy access to the Oxford Canal, Port Meadow and the city centre. Oxford Parkway and Oxford station provide excellent train links, and the A34 and M40 are within easy reach.

The property has been renovated with modern conveniences including underfloor heating on the ground floor, double glazed windows, handmade oak internal doors, wood burning stove, and oak fronted kitchen cabinets. The property is complemented by a detached annexe building which offers many potential uses.

## ACCOMMODATION

Reception hall with tiled floor and staircase. Cosy sitting room comprising main and cross beam work, a central fireplace with inset wood burner, with wooden mantle over.

Kitchen/breakfast room with space for dining table. Range of high quality oak fronted cabinets with granite work tops. Integrated dishwasher, fridge and freezer, and Smeg cooker range. French doors onto rear garden. Utility room with space for white goods. Rear lobby with cloakroom, and door to rear garden.

Principal bedroom with built in wardrobe with oak fronted doors. Ensuite comprising bath with shower over, Fired Earth wash basin. Three further bedrooms and house bathroom with double shower enclosure.

**A PRETTY DETACHED COTTAGE WITH SEPARATE ANNEXE BUILDING. GRADE II LISTED, THE PROPERTY HAS CHARACTERFUL FEATURES AND IS COMPLEMENTED BY MATURE GARDENS.**







## OUTSIDE

To the rear of the property is a detached building with central heating, double glazing and oak flooring to reception rooms. There is a sitting room with vaulted ceilings and roof windows affording excellent natural light and door to gardens.

Double bedroom with vaulted ceiling and door to outside. Bathroom with shower. Pantry area with small sink and oak base cabinet.

The building offers many potential uses as ancillary accommodation, home office, or studio.

The cottage has double gates opening onto a gravel parking area with space for two cars. The mature gardens wrap around the front, side and rear of the property with mature borders, lawn, tiered garden areas, patio areas, a well (secured with a grill) and garden storage sheds (the larger 1.8m by 3.6m).

Gas central heating  
Mains water and electricity  
Internet & mobile coverage: availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)  
Council Tax: Band F  
Local Authority: Oxford City Council

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## ADDITIONAL INFORMATION

**Tenure** Freehold

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

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**Directions** OX2 8BD

[what3words:/// full.thus.grows](https://www.what3words.com/full.thus.grows)



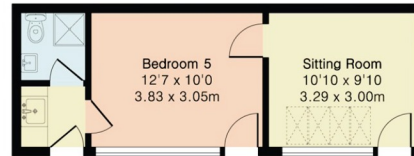


**Approximate Gross Internal Area 1591 sq ft - 147 sq m  
(Including Outbuilding)**

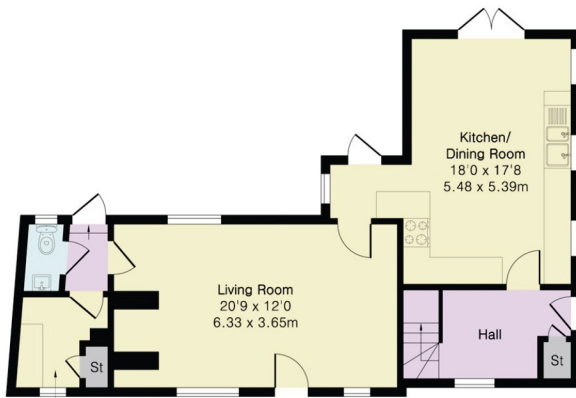
Ground Floor Area 658 sq ft – 61 sq m

First Floor Area 648 sq ft – 60 sq m

Outbuilding Area 285 sq ft – 26 sq m

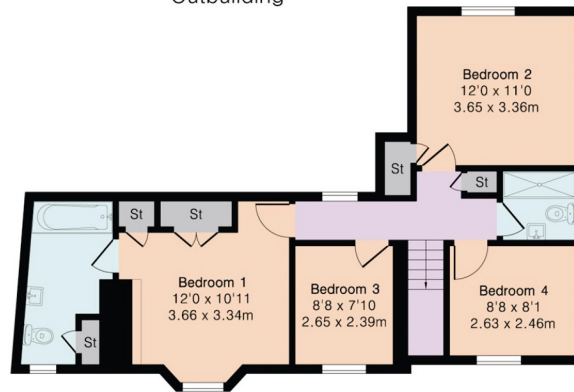


Outbuilding



Utility Room  
6'10 x 6'9  
2.08 x 2.06m

Ground Floor



First 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.

**Carter Jonas**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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