

WILLOW COTTAGE

ALVESCOT, GLOUCESTERSHIRE



MOORE ALLEN
& INNOCENT

WILLOW COTTAGE
MILL LANE
ALVESCOT, BAMPTON
OXFORDSHIRE
OX18 2QJ

Set away from main roads and at the head of a private no-through road lies this charming semi-detached three-bedroom period cottage.

- Semi-rural location
- Cotswold stone construction
- Two reception rooms
- Three bedrooms
- Detached garden studio
- Established gardens
- Ample parking
- Offered with no onward sale
- GIFA 150.6 sqm (1,621 sq ft)

OFFERS ARE INVITED
FOR THE FREEHOLD
IN THE REGION OF
£475,000



LOCATION

The village of Alvescot is a rural village situated on the Oxfordshire/Gloucestershire borders. With a vibrant community, the village has a primary school, playground, tennis court, public house and 13th Century parish church of St Peter.

The nearby towns of Burford (c.6 miles), Carterton (c.2 miles), Lechlade (c.5.5 miles) and Bampton (c.3 miles) offer an excellent selection of convenience stores, medical facilities and secondary education.

The larger centres of Oxford (c.21 miles), Cheltenham (c.28 miles) and Swindon (c.17 miles) each provide railway stations.

M4 Junction 15 (c.19 miles)
M5 Junction 11a (c.31 miles)
M40 Junction 9 (c.24 miles)

PROPERTY INFORMATION

Located to the north of the village set towards the head of Mill Lane lies Willow Cottage. A charming Victorian semi-detached cottage that has been traditionally constructed of natural stone elevations set beneath a pitched blue slate roof. The property has the comfort of an oil-fired boiler that powers the domestic hot water and heating systems.

The layout briefly comprises front door opening into entrance hall, sitting room offering a dual aspect with heavily beamed ceiling, chimney breast housing wood burning stove, door to kitchen. Fitted with a good range of base and wall mounted units, the kitchen incorporates built-in appliances, window to side. A rear hall services the cloakroom and utility. Opening into the dining room with large window looking onto parking and gardens, French style glazed doors to side and attractive built-in display cabinets and cupboard.

To the first floor the cottage provides three bedrooms, two with extensive built-in furniture and the modern family bathroom.

The cottage is approached over a generous gravelled driveway offering ample parking. Beyond are lawns bound by mature hedging. Adjacent to the side of the cottage is hard landscaped courtyard.

STUDIO. The studio comprises a detached timber constructed building offering two offices, store room and mezzanine storage. This enjoys the comfort of radiator heating off the house boiler.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

On entering Alvescot from the west (Carterton/Lechlade), continue into the village passing the public house, take the next left (at the village school) leading into Mill Lane. Proceed along the lane, as it bears sharp right the cottage will be seen a short distance along on the left.

GENERAL INFORMATION

Willow Cottage is freehold offering vacant possession upon completion. It has been placed in Band 'E' for Council Tax purposes, charges 2025/26 £2,927.11. EPC Band 'E' (46). West Oxfordshire District Council, Witney. Mains electricity is connected, private drainage and water supply (see details from selling agents). Oil fired heating. Broadband & Mobile signal checker via www.ofcom.org.uk.

Agent's Notes: We have been informed that Japanese Knotweed is present at the property. We understand that it has been treated under a remediation programme and is covered by a 10-year guarantee.



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