



Knightsbridge Lane, Pyrton OX49 5AP



## Knightsbridge Lane, Pyrtou

A stunning Victorian cottage with brick elevations beneath a tiled roof and sharing a large dovecote – a local landmark. It is nestled in an idyllic setting in this charming village and has beautifully planted, private gardens to front and rear. It also has its own parking area.

The delightful accommodation centres around a superb 16' x 17' sitting room with log stove, half glazed dining room and kitchen/breakfast room: it also has a bathroom, shower room and 2 bedrooms. The property is just over a mile from the centre of Watlington and the M40 is just under 3 miles.

## Tenure - Freehold

Set back from the road the cottage is approached via the parking area and a path through the front garden.

Entrance Hall.: Stable door from the porch, down lighters access.

Shower Room: Tiling, wide tiled shower cubicle, low level wc, hand basin. Window, heated towel rail and down lighters.

Kitchen/Breakfast room: 10'11 x 10'5 French doors to the front garden and a side window creating a bright room fitted with a range of storage units with wood worktops and sink. Integrated electric hob, oven and extractor hood, fridge freezer. Further appliance space, oil-fired boiler, radiator, tiled floor and down lighters.





Sitting Room: 16'10 x 15'10 A fabulous room featuring a fireplace, wood mantle with slate hearth and fitted log stove. Wood floor, staircase to landing with cupboard under, window to front, open way to:

Dining room: 13'9 x 8'7 A stylish part glazed room with French doors to the garden, two rib cage radiators and a wood floor.

Stairs to First Floor: Window and an over-stair linen cupboard, exposed timbers and loft access.  
 Bedroom 1: 10' x 9'9 Wood floor, window overlooking the rear garden, radiator and exposed wall timbers.

Bedroom 2: 9'10 x 6'11. Window overlooking the rear garden, radiator.

Bathroom: White 3-piece suite with shower unit and screen above the bath. Tiling, radiator, down lighters and skylight.

Front Garden: There is a terrace by the house with French doors into the kitchen, a brick path with side flowerbed leads to an attractive seating area, hedge and ranch style fencing. Wood steps lead down to an area of block paving which leads in turn to the gravelled parking area, this is bordered by established shrubs and plants.

Timber Studio: 7'10 x 5'9 French doors and side windows, light and power.  
 Timber garden shed.

Rear Garden: Offering excellent seclusion it extends to 40', there is a full paved terrace with brick step leading to a paved path. This low maintenance area is laid to gravel with established plants and shrubs to the borders. It is enclosed by timber fencing.

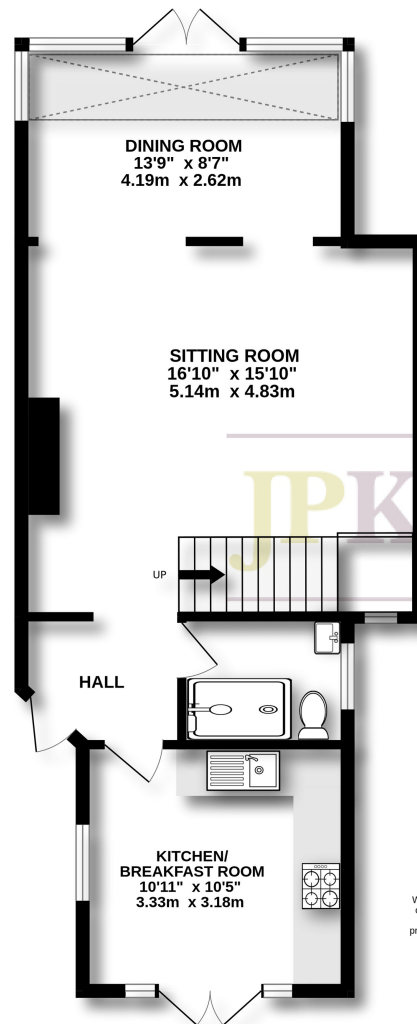


Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

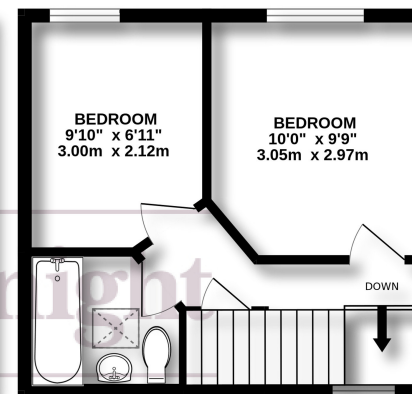
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 834sq.ft. (77.5 sq.m.) approx.

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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