





Digging Lane, Fyfield

A charming stone cottage, believed to date from the 18th century with later additions and set in a private non-estate setting with a plot extending to ¼ of an acre.

The accommodation comprises 4 bedrooms, 4 bathrooms and 3 reception rooms with a kitchen and utility room: there is also the option of using part of the property as a self-contained annex.

The property has ample parking, both to the front and on the gated drive at the side as well as an electric vehicle charging point. At the rear there are established gardens that abut open farmland at the rear.

The nearby A420 offers access to Oxford.

The property is double glazed with a modern electric boiler providing hot water and central heating via radiators.



Tenure - Freehold

Accommodation

Enclosed Entrance Porch: Stable door and side windows, quarry tiled floor.

Sitting Room: 23'5 x 12'10 The room has a fabulous Inglenook brick/stone fireplace with timber bressummer and bread oven, stone hearth and log stove. Beamed ceiling, exposed stonework, 3 windows to the front, a staircase with cupboard under and radiator.

Dining Room: 13'8 x 8'6 A bright room with tri-fold doors to the garden, 2 side windows, wood floor and radiator.

Studio: 13' x 12'8 Two windows to the front and door to the garden, wood floor, beamed ceiling and radiator. Worktop with cupboards and sink, stairs to bed 2/guest suite.

Kitchen: 12'10 x 11'11 There are a range of storage units with worktops and sink, breakfast bar, Belling range cooker, extractor hood, dishwasher and fridge. Front aspect, radiator, tiled floor and down lighters.

Utility Room: 12'4 x 6'5 Belfast sink, appliance spaces, down lighters, door to garden.





Shower Room: Re-fitted with a white 3-piece including a wide shower cubicle, tiled floor, down lighters, window and chrome radiator.

Stairs to Landing: Exposed stonework, window to front, down lighters.

Bedroom 1: 13'5 x 11'11 A double aspect room with exposed stonework, radiator, loft access.

Dressing Area: 2 double wardrobes and skylight.

En Suite Shower Room: White 3-piece suite, chrome radiator, wood style floor, window and down lighters.

Bedroom 2: 20'4 x 7'4 max. Rear aspect, skylight, double wardrobe, radiator, down lighters and loft access.

Bedroom 4: 12'9 x 7'2 Rear aspect, radiator, down lighters.

Bathroom: Fitted with a white 3-piece suite, panelled dado, down lighters, window and radiator.

Stairs from Studio to:

Bedroom 3: 12'11 max. x 9'9 Large arch window to side and 2 windows to front, beamed ceiling and down lighters.

En Suite Shower Room: White 3-piece suite, electric towel rail, window and down lighters.

Outside

To the Front: There is a lawn across the front of the house with flower borders against the house, a five-bar gate to the side leads to:

Gravel drive, 34' long, with fencing to the side of the house and leading to:

Timber Garage: 17' x 9'8 Door to garden.

Rear Garden: The property features a secluded east facing garden that abuts open farmland and enjoys an excellent degree of privacy. There is a paved terrace with steps down to the cottage, the gardens are predominantly set to lawn with established shrubs and trees. Feature pergola with climbing plants and a fenced chicken run. There is gated access to the drive.

Brick Store: 11'9 x 9'3 Door to the garden and windows, power.



Approximate Gross Internal Area 1936 sq ft - 180 sq m

Ground Floor Area 704 sq ft – 65 sq m

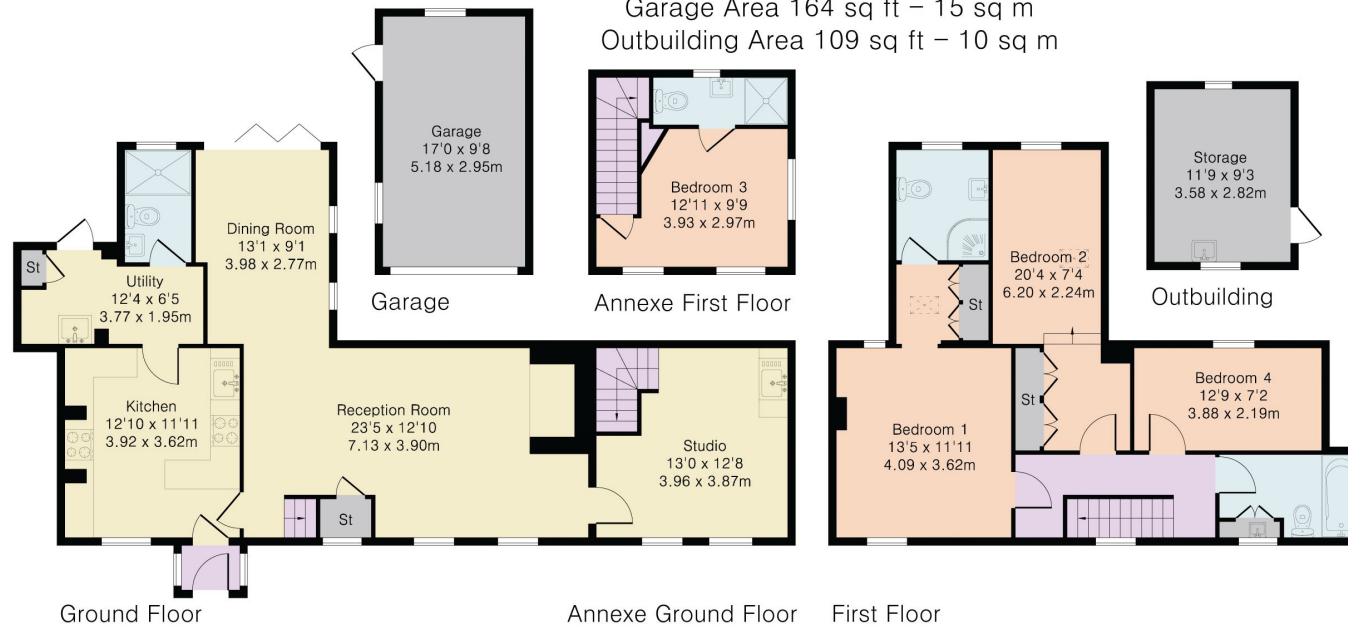
First Floor Area 625 sq ft – 58 sq m

Annexe Ground Floor Area 167 sq ft – 16 sq m

Annexe First Floor Area 167 sq ft – 16 sq m

Garage Area 164 sq ft – 15 sq m

Outbuilding Area 109 sq ft – 10 sq m



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

