



## CHESTNUT TREE COTTAGE, LOWER END, RAMSDEN. OX7 3AZ

Entrance hall, kitchen/breakfast room, sitting/dining room with study area, 3 bedrooms, bathroom, shower room

### DESCRIPTION

This charming individual home, formerly the village school, is steeped in history with much character and many retained features. The accommodation includes an entrance hall, a kitchen/dining room with vaulted ceilings and a feature fireplace, a rear hall, a ground floor bathroom, and a generous open plan living space incorporating a sunken study area. The ground floor principal bedroom sits alongside two further bedrooms on the first floor, together with a shower room leading off the galleried landing.

### OUTSIDE

Outside, the property enjoys gardens, ample driveway parking and a double garage. Homes of this nature rarely come to the market, offering a rare opportunity to own a unique piece of Ramsden's heritage.

### LOCATION

Just five miles from the bustling market town of Witney, Ramsden offers the feel of a tucked away village while remaining ideally placed for access to road and rail links via the A40, and nearby Charlbury (4 miles) and Oxford Parkway stations. The village has a lively and welcoming community centred around its popular pub, The Royal Oak, and hosts a number of events throughout the year including the summer fête, Christmas Market, theatrical evenings, talks and tennis matches. Ramsden also has a fascinating history, once known for pipe making and glove making, beautifully documented in a book created by local residents.

## THREE-BEDROOM PERIOD HOME SET IN THE HEART OF RAMSDEN PROVIDING HISTORIC CHARM AND VILLAGE LIFE AT ITS BEST WITH WELL REPUTED PUB, COUNTRY WALKS AND WITHIN EASY REACH OF CHARLBURY, WITNEY AND OXFORD



Witney provides excellent everyday amenities, with weekly and monthly markets, two large supermarkets and a good range of independent shops. The nearby towns of Oxford, Woodstock and Chipping Norton offer further cultural, recreational and shopping opportunities. Estelle Manor Country Club lies just three miles away, and Daylesford is 13 miles from the village.

There are several highly regarded schools within easy reach, both state and independent, including the well established independent schools in Oxford.

## ADDITIONAL INFORMATION

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

**Directions:** OX7 3AZ

**Services:** All mains services connected. Gas fired central heating

**Tenure:** Freehold with vacant possession on completion  
**EPC rating:** E

**Local Authority:** West Oxfordshire District Council  
**Council Tax:** Band E

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). Broadband and mobile speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).



**Approximate Gross Internal Area 1449 sq ft - 135 sq m  
(Excluding Garage)**

Ground Floor Area 1141 sq ft – 106 sq m

First Floor Area 308 sq ft – 29 sq m

Garage Area 233 sq ft – 22 sq m



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		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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