



**Glebe Cottage, Bell Lane  
Cassington, Oxfordshire**



**abbeyproperties**  
independent estate agents

# Glebe Cottage, Bell Lane Cassington, Oxfordshire, OX29 4DS Guide Price £795,000      Freehold

A delightful detached period village house, sympathetically extended to offer a perfect blend of character, period charm and adaptable family-sized living space with scope for further improvements to make this beautiful village home your own.

Upon entering the property, you are greeted by a welcoming kitchen with a flagstone floor that spills over directly into a family room with bi-fold doors overlooking the rear garden. From here you can access the charming, beamed sitting room with a large inglenook fireplace, perfect for relaxing with family and friends. The separate dining room with exposed stonework is ideal for formal meals or entertaining guests, a useful cloakroom has plumbing for the washing machine. The individual master bedroom suite with its vaulted ceiling, mezzanine storage and glazed doors to the rear garden completes the ground floor. This leads to a dressing room, and we understand the plumbing is in place to create an impressive en-suite bathroom.

The first floor currently offers 4 bedrooms, one of the double rooms boasts a super-cool mezzanine level, and a great space for older children to impress their friends! A first floor bathroom completes the accommodation.

Outside, the property features an integral garage with double doors, off-road parking, and a lovely cottage garden with sun terrace, raised lawn, mature trees and views towards St. Peter's church. This popular West Oxfordshire village adds to the appeal of this home, offering a picturesque setting with easy access to local amenities in Eynsham and the historic city of Oxford some 5 miles distant via the nearby A40 or riverside walks along the Thames.



## SITUATION

Cassington is a small and pretty village lying just north of the A40, about 1 mile from the neighbouring village of Eynsham. The village is well situated for access to Witney (c.6 miles), Oxford (c.5 miles), Yarnton (c.2 miles), Kidlington (c.5 miles), the A34, A420 and M40. The village has a traditional village green and an active local community. There are two pubs, a primary school, Worton organic farm shop and cafe, parish church, village hall and sports field/recreation ground. Furthermore, at the end of Bell Lane, one can access a cycle path or canal/riverside walks, to Summertown and Oxford. There are numerous private schools within easy daily reach and the boutique hotel destination Estelle Manor is just 5 miles from the property. A bus stop at the end of Eynsham Road on the A40 serves Oxford and Witney.

Eynsham lies about 1 mile to the west and boasts fantastic local facilities, a regular bus service to Oxford & Witney and the highly regarded Bartholomew Secondary School.

## DIRECTIONS

Cassington is accessed from the A40, just east of Eynsham. Continue through the village passing the village green and Bell Lane will be found on your right. Continue along Bell Lane keeping right and the property will be found on your right. Satnav: OX29 4DS

## PROPERTY SUMMARY

- \* Kitchen with oak units opening to the Family Room \*
- \* Beamed Sitting Room \* Dining Room \* Cloakroom \*
- \* Ground floor Master Bedroom with Dressing Room \*
- \* (En-Suite option) \* Bathroom \*
- \* 4 further Bedrooms (one with mezzanine level) \* Garage \*
- \* Parking \* Cottage Garden with views to the church \*
- \* Gas CH \*

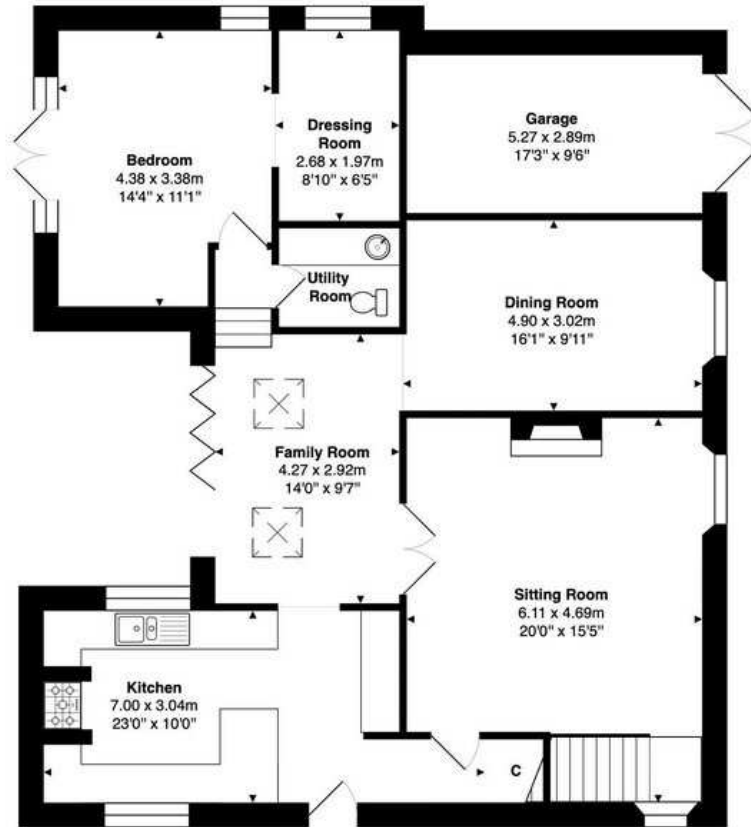
## COUNCIL TAX

West Oxfordshire District Council - Band E.

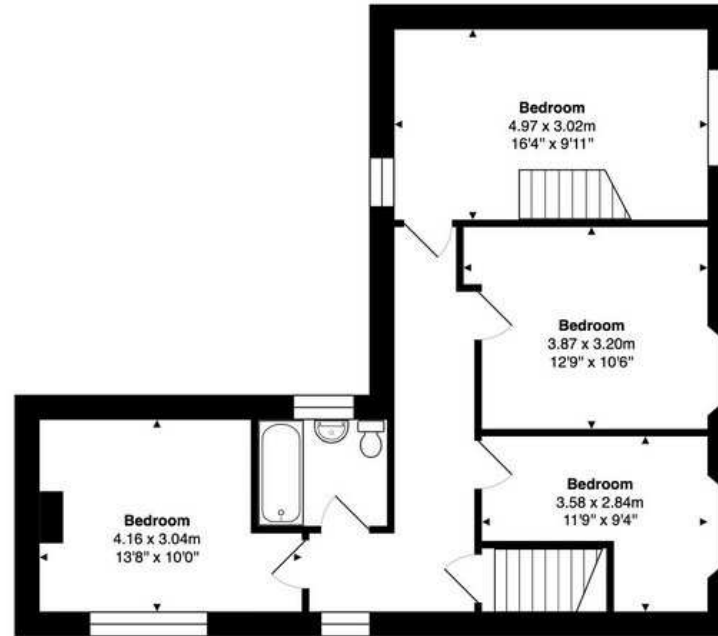


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Ground Floor



Second Floor

### Approximate Gross Internal Area

162.6 m<sup>2</sup> ... 1750 ft<sup>2</sup> (excluding loft storage, garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

