



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Brook Cottage, Cuxham, Oxfordshire OX49 5NF



Cuxham

Cuxham is an attractive village with a thriving community located approximately 14 miles south east of Oxford and 12 miles north of Henley on Thames. Within the village there is a pub/restaurant, parish church and village hall. A wider range of amenities can be found in the nearby bustling market town of Watlington with its delightful independent shops and cafes.

Cuxham is conveniently placed for travel, it is c. 5 miles from Junction 6 of the M40, providing excellent access to Central London. There is also a mainline rail service from Princes Risborough to London Marylebone and a 24hr bus service (Oxford Tube) that runs from Lewknor to London.

Bedrooms 3 | Bathrooms 2 | Receptions 2
Services: Mains gas and mains drainage
South Oxfordshire District Council – Council Tax Band G



Brook Cottage

Brook Cottage is an utterly charming 3 bedroom traditional country cottage dating back to the 16th century, situated in the pretty village of Cuxham. The interior displays much of the timber framework of the original building, tiled flooring together with an inglenook fireplace in the sitting room. The property is beautifully presented throughout and has recently been rethatched. The approach is via double wooden gates at the side of the house that open on to a generous gravel driveway.

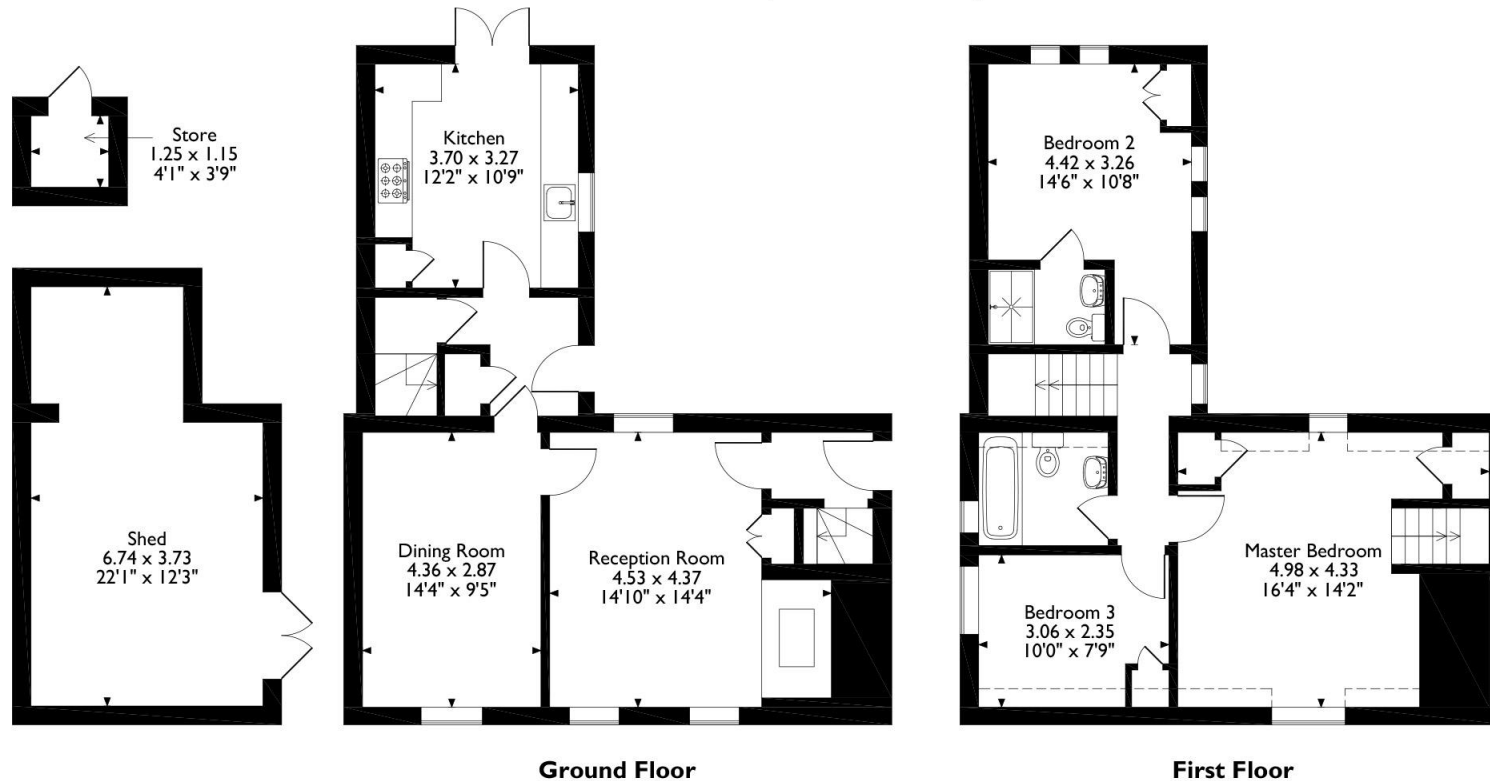
The main entrance to the property is at the back of the house where the fabulous walled garden is also situated. There is a lovely lawn surrounded by pretty borders, a variety of shrubs and fruit trees, a keen gardener would much enjoy the space, which is complete with a store/workshop tucked away at the bottom of the garden.

Into the house through the stable door and the entrance hall leads you into a good sized, traditional kitchen with shaker units, oak worktops and French doors leading out to the terrace and garden beyond. There is a charming dual aspect sitting room with quarry tiled flooring and open fireplace. Snug and cosy but with plenty of space, this is a room to enjoy on a cold winter's night with the fire roaring in the hearth. Adjoining the sitting room is the separate dining room with ample room for a family table and chairs.

Upstairs there are three bedrooms, two generous doubles with vaulted ceilings and dual aspect windows, allowing light to spill in, as well as a family bathroom. The second bedroom overlooks the garden and benefits an ensuite shower room and the third bedroom is neat and simple.



Brook Cottage, Cuxham, Watlington, Oxfordshire
 Approximate Gross Internal Area
 Main House = 104 Sq M/1119 Sq Ft
 Outbuilding = 23 Sq M/248 Sq Ft
 Total = 127 Sq M/1367 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

