



WITNEY ROAD, DUCKLINGTON, OX29
£3,750 per month*

Carter Jonas

MANOR FARM COTTAGE, DUCKLINGTON

- Stunning refurbished 4 bedroom period property
- Galleried vaulted family room with mezzanine.
- Beautifully presented
- Double garage with home office/studio above

THE PROPERTY

The ground floor opens into a spacious entrance hall with built-in coat and shoe storage. To the left, a few steps lead up to the elegant dining room, centered around a stone-surround fireplace with a wood-burning stove — perfect for cozy gatherings.

From the dining room, you enter the bright corner-aspect kitchen, fitted with a large island and breakfast bar, a range cooker with gas hob, and a cleverly designed under-stairs wine cabinet.

A rear hallway leads to the impressive family room, boasting vaulted ceilings and an additional mezzanine level — an ideal space for a home office or creative studio.

Completing the ground floor is bedroom four, a stylish shower room, and a guest cloakroom, all with the convenience of a private entrance.

The first floor is home to the principal bedroom, showcasing a vaulted ceiling with exposed A-frame beams and fitted wardrobes. Two further bedrooms provide ample space for family or guests. Completing this level is a luxurious family bathroom, featuring a freestanding copper bath, a walk-in shower, and dual sinks — blending modern convenience with timeless style.

Externally, the property is approached via a private gate leading to a gravelled driveway with parking for up to four cars. A double car port with a versatile room above offers the ideal space for a home office or studio. Please note: the room above the garage does not have a fixed heating system. Tenants wishing to use this space will need to provide their own plug-in heaters.

The beautifully landscaped garden features a dining terrace, a generous lawn, and mature shrub and flower borders. A greenhouse with a dedicated vegetable patch completes the outdoor space, providing both charm and practicality for keen gardeners.

A beautifully presented Grade II listed family home set in the heart of this sought-after West Oxfordshire village. Recently renovated throughout, the property offers all the modern conveniences a family could need while thoughtfully retaining its exceptional period charm.



Duckington is a popular West Oxfordshire village on the River Windrush, located approximately one mile from Witney. There is a conservation area within a 10-minute walk, and the Bell Inn village pub is just a short stroll away.

The village primary school and Cokethorpe School are both close by, and the area is perfectly situated for easy access to the A40, A420 and A34.

Available unfurnished from 04.02.2026 for an initial 12 month term.

EPC Rating (D). Council Tax Band (F) (please see West Oxfordshire County Council Website for current cost). No access to Loft. Mains gas, electricity, water and drainage. Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Zone(1) - Low

At a rent of £3,750 per calendar month

Holding deposit of 1 week's rent £865

Security deposit of 5 weeks rent £4326

OUTSIDE ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	West Oxfordshire District Council - Council Tax Band F
Directions	



Witney Road, OX29

Approx. Total Internal Area 2786 Sq Ft - 258.83 Sq M

(Including Restricted Height Area & Outbuilding)

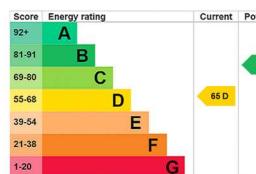
Approx. Gross Internal Area 2133 Sq Ft - 198.16 Sq M

(Excluding Restricted Height Area & Outbuilding)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordreslettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.