



**Church Street**  
Beckley

**Carter Jonas**

# ST MARYS COTTAGE CHURCH STREET BECKLEY OX3 9UT

Sitting/dining room, study/snug, kitchen, utility/boot room. 4 bedrooms (1 en-suite), family bathroom.  
Garage, driveway  
Walled gardens

## DESCRIPTION

This delightful cottage, now in need of updating, enjoys an enviable setting at the centre of the village, overlooking its own pretty front garden and beyond to the church. Built of stone and brimming with character, the property retains a wealth of period features, including stone mullioned leaded windows. It is complemented by a lovely walled cottage garden and a driveway providing parking, leading to a detached garage (of prefabricated construction now in need of repair).

Arranged over two floors, the accommodation offers flexible living space, with a spacious ground floor and four bedrooms and two bathrooms. The front door opens into a welcoming dining and sitting room, featuring parquet flooring and an open fireplace in the sitting area. Beyond lies a charming study/snug with a bay window with window seat, direct access to the garden, and a cloakroom off. The kitchen extends from the dining room and leads through to a utility/boot room, also with access to the garden. On the first floor are four characterful bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite bathroom.

## OUTSIDE

The property is approached via a private lane off Church Street leading to the rear of the property and the driveway, which continues to the garage. A pathway leads to the front of the house and the southeast-facing walled garden, which provides a particularly attractive setting. The garden is well established, featuring mature borders with cottage-style planting, a variety of shrubs and trees, and a lawn at its centre. A back gate within the garden opens to a path which gives access to Church Street and to the churchyard.

**A QUINTESSENTIAL GRADE II LISTED ENGLISH STONE COTTAGE SET IN AN IDYLIC POSITION BESIDE THE CHURCH IN THE HEART OF THE CHARMING AND HIGHLY SOUGHT-AFTER VILLAGE OF BECKLEY.**



## LOCATION

The desirable village of Beckley is ideally situated on the edge of Otmoor RSPB Nature Reserve, about 4 miles northeast of the city of Oxford. With an active community, amenities in the village include a primary school, medieval church, community owned public house, The Abingdon Arms, village hall & sports fields. There is a village shop & doctors surgery in neighbouring Islip & more extensive amenities and schools are found in Oxford.

Communication is excellent with M40 (junction 8a) about 8 miles, Islip station about 4 miles (London Marylebone from 50 minutes), alternatively Oxford Parkway about 6 miles (London Marylebone from 55 minutes) & the Oxford Tube coach from the Thornhill Park and Ride with regular services to London and Heathrow (all distances and journey times are approximate).

## ADDITIONAL INFORMATION

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

**Directions:** Proceed into Church Street and take the left turn into the Primary school. Proceed along the lane where the entrance to St Mary's Cottage will be found on the left.

Tenure: Freehold

Local Authority: South Oxfordshire District Council  
Council tax: band F

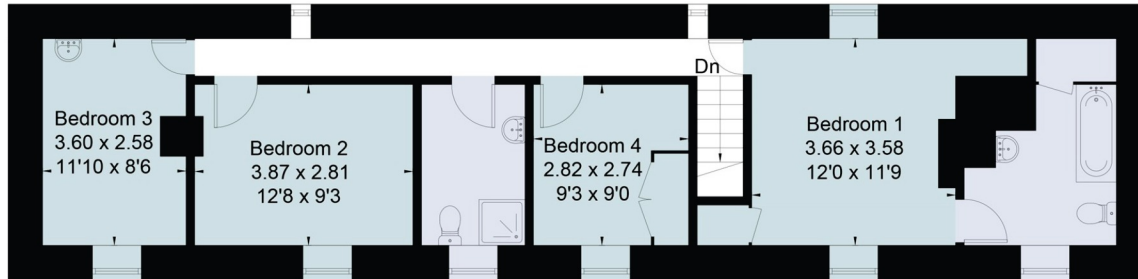
Services: Mains electricity & water. Private drainage & oil fired central heating.

According to Ofcom Ultrafast broadband is available.

Mobile signal good outdoor, variable in house

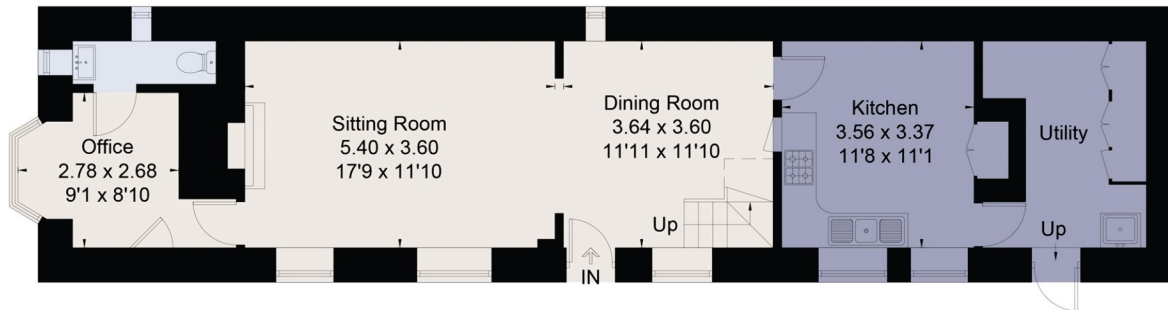


Approximate Floor Area = 136.5 sq m / 1469 sq ft



First Floor

= Reduced head height below 1.5m



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94474



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

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