# Castle Hill Cottage

Britwell Salome, Watlington Oxfordshire OX49 5LD

**51°38′10.8″N** , **001°01′40.4″W** what3words///regretted.yield.reclaimed

COUNTRY HOUSE DEPT.







# **ABOUT THIS HOUSE**



he property has been lovingly improved by its current owners over the years to include a substantial and unique castellated extension with its own entrance, which blends effortlessly with the original

structure. With its own kitchen/reception room and a characterful wooden spiral staircase that leads up to the bedroom and bathroom, this side of the house also offers a unique opportunity to be used as separate accommodation.

## AGENTS NOTES

There is a public right of way along a boundary. Please ask agent for further details.













# THE FINER DETAILS



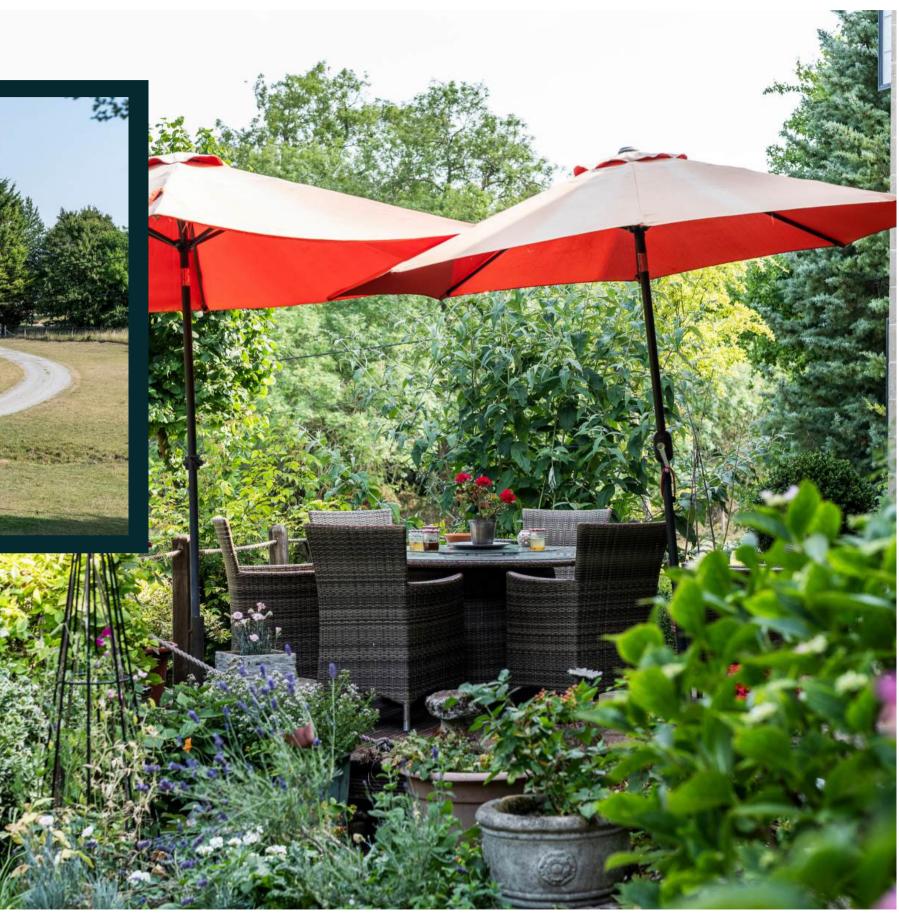


RECEPTION ROOMS 3 OFFICE/GARAGE TACKROOM

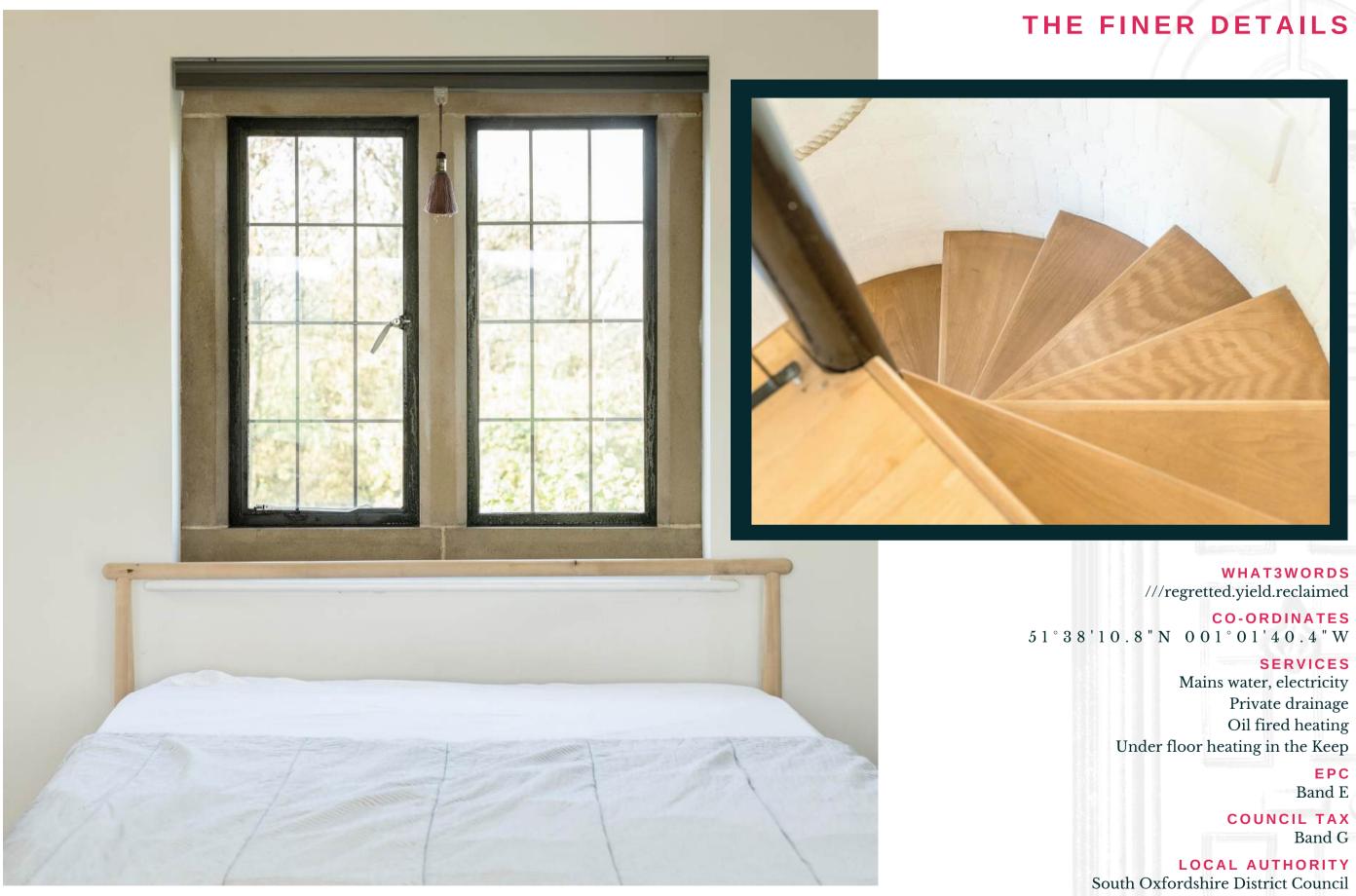
ACREAGE 3.54

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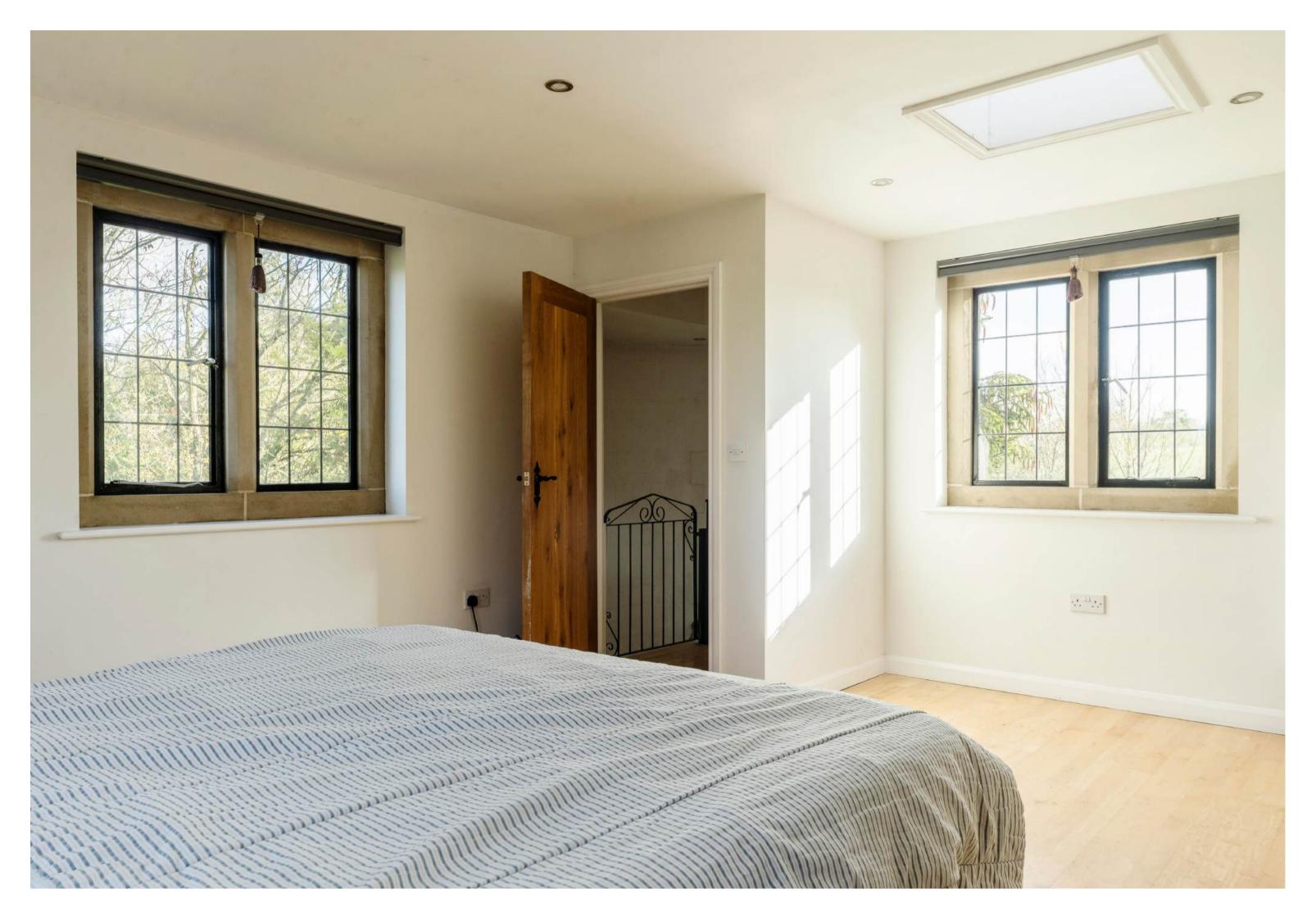
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Mains water, electricity Private drainage Oil fired heating

> EPC Band E

Band G

South Oxfordshire District Council











## **ABOUT THIS AREA**

et in the picturesque village of Britwell Salome in an Area of Outstanding Natural Beauty. This historic village has a church, well respected pub and restaurant, Olivers at The Red Lion, an excellent farm shop, village hall and a cricket green with children's playground.

The nearby towns of Watlington, Wallingford, Thame and Henley-on-Thames offer more extensive shopping and recreational facilities. The M40 J6 is just 9 miles away giving access to London, Heathrow and the national road network.

Schools in the area include Moulsford, Cranford House, Rupert House, the Dragon, Headington, Abingdon, St Helen and St Katharines, and Wycombe Abbey.

There is outstanding riding and walking via the nearby Icknield Way and in the Chiltern Hills.





Wallingford 5 miles M40 (Jct.6) 9 miles Didcot Parkway Station 11 miles Oxford 12 miles Henley-on-Thames 12 miles Wantage 20 miles London Heathrow 38 miles Central London 45 miles

## LOCAL

The Red Lion, Britwell Salome Farm Shop, Britwell Salome St Nicolas' Church, Britwell Salome











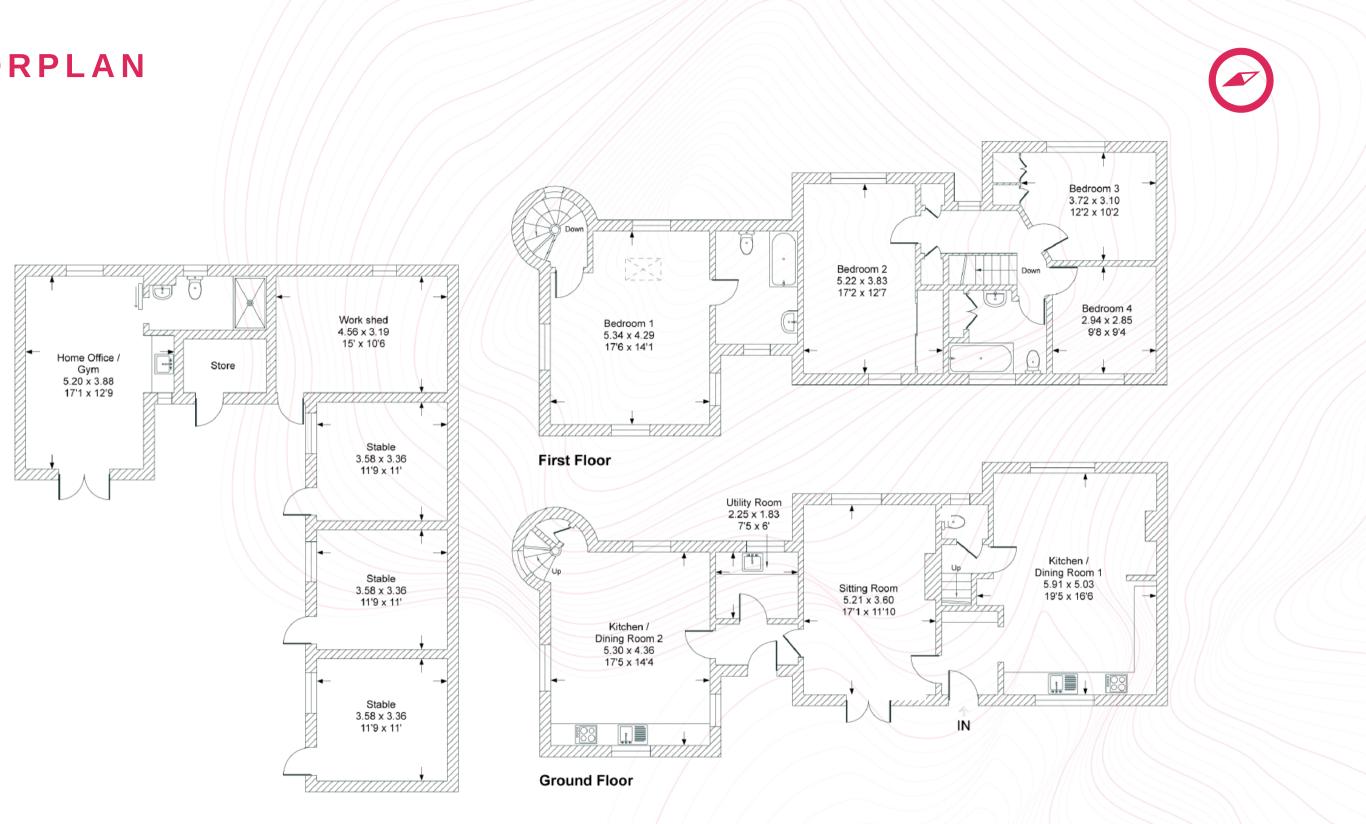






Please note: This plan should be used as a guide only.

# **FLOORPLAN**



**Total** - 245 sq m / 2,640 sq ft House - 167 sq m / 1,803 sq ft | Outbuildings - 78 sq m / 837 sq ft

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# **AREA GUIDE** Oxfordshire

rom the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of pictureperfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saison and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail

WALKING Wittenham Clumps

> Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

### EATING Le Manoir aux Quat'Saison

OUT Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

## **EVENT** Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

#### **Blenheim Palace** DAY OUT

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



BANBURY

**Blenheim** Palace

The Eyston Arms

Soho Farmhouse

CHIPPING NORTON

The Trout



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