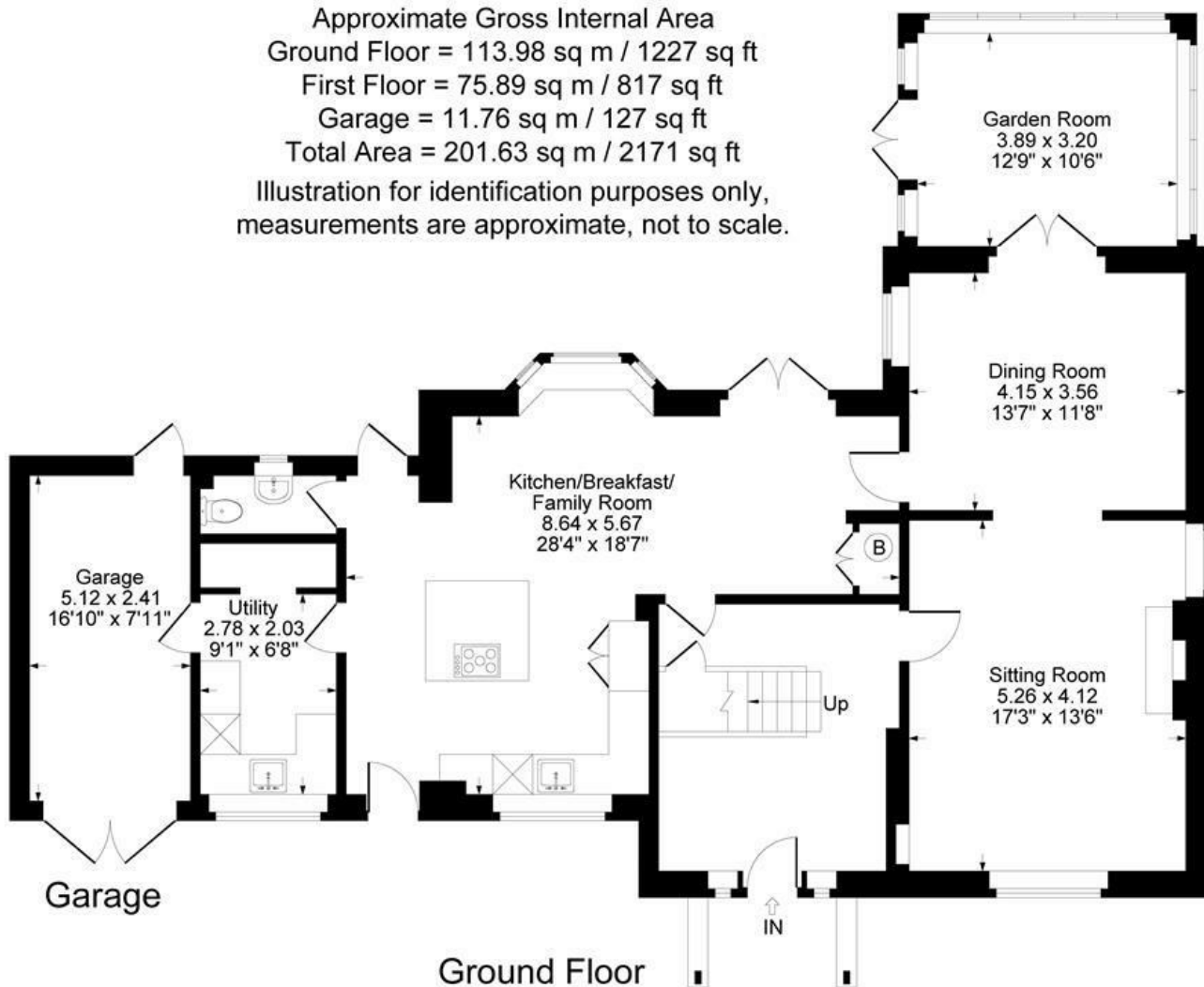






Approximate Gross Internal Area  
Ground Floor = 113.98 sq m / 1227 sq ft  
First Floor = 75.89 sq m / 817 sq ft  
Garage = 11.76 sq m / 127 sq ft  
Total Area = 201.63 sq m / 2171 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



## **The Property**

Set at the bottom of a no-through road, Apple Cottage offers a peaceful setting with off-road parking for several vehicles. Refurbished and extended to a high standard in 2018, the home combines quality finishes with flexible living space arranged over two floors. There is also planning permission granted to extend further.

The entrance hall features engineered oak flooring and leads into a spacious living room, bright and inviting, also with engineered oak flooring and a log-burning stove set beneath an oak mantel. The dining room adjoins the living room and connects via a door to the kitchen, while double doors open into the conservatory which is a generous, light-filled space with doors leading out onto the patio.

The kitchen and snug provide a practical and welcoming family area. The kitchen includes a central island topped with quartz worktops, offering storage and a breakfast bar. The remaining kitchen surfaces are granite, featuring a Belfast sink with an instant boil tap. Integrated appliances include a pantry cupboard, Rangemaster oven with electric hob, dishwasher, and space for a fridge freezer. The floor is laid with limestone, and there is space for a breakfast table. The adjoining snug provides a cosy spot to relax. Stable doors lead both to the front and rear gardens.

Off the kitchen, the utility room includes space for a washing machine, storage cupboards, a double Belfast sink, and a door to the single garage. A convenient WC is also located just off the kitchen.

Upstairs, the landing is light and airy. The principal bedroom has a double aspect, a walk-in wardrobe, an ensuite shower room, and an airing cupboard. Three further generously sized bedrooms, two with built-in wardrobes, and they are served by a family bathroom featuring a roll-top bath with shower over and tiled flooring. All sanitaryware throughout the property are Burlington.

Outside, the front garden includes a lawn with an apple tree, a nod to the property name, alongside multiple parking spaces. The rear garden is a private retreat with a large patio bordered by handmade wrought iron railings, a generous lawn, and a stream running the full length of the garden. A concrete base offers potential for a greenhouse or shed, complemented by outdoor lighting and side access to the front.

Apple Cottage combines thoughtful design and modern comfort within a beautiful setting in Little Tew, which also lies within the exclusive catchment area for the highly regarded Great Tew Primary School, a significant advantage for families seeking outstanding local education.

## **Situation**

Little Tew is an attractive and charming village nestled in the rolling, mature countryside of North Oxfordshire. It shares the same picturesque appeal as neighbouring Great Tew and benefits from a strong community spirit. The village features a historic church and

enjoys proximity to local amenities and events. Notably, Little Tew falls within the highly sought-after catchment area for Great Tew Primary School, a significant advantage, as only Little and Great Tew are included in the catchment.

The area is renowned for excellent schools, with popular options nearby including Kitebrook, Tudor Hall, Bloxham, and Winchester House, while schools in Oxford and Abingdon are also easily accessible. Charlbury railway station, providing regular services to London Paddington, is within a short drive, with additional stations at Bicester, Banbury, and Oxford offering further connections.

Just a mile from Little Tew, Soho Farmhouse has significantly enhanced the area's lifestyle appeal, offering exclusive dining, leisure, and social experiences. Complementing this are local highlights such as Daylesford Organic Farm Shop, Estelle Manor Country Club, and Restoration Hardware, all within convenient reach.









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