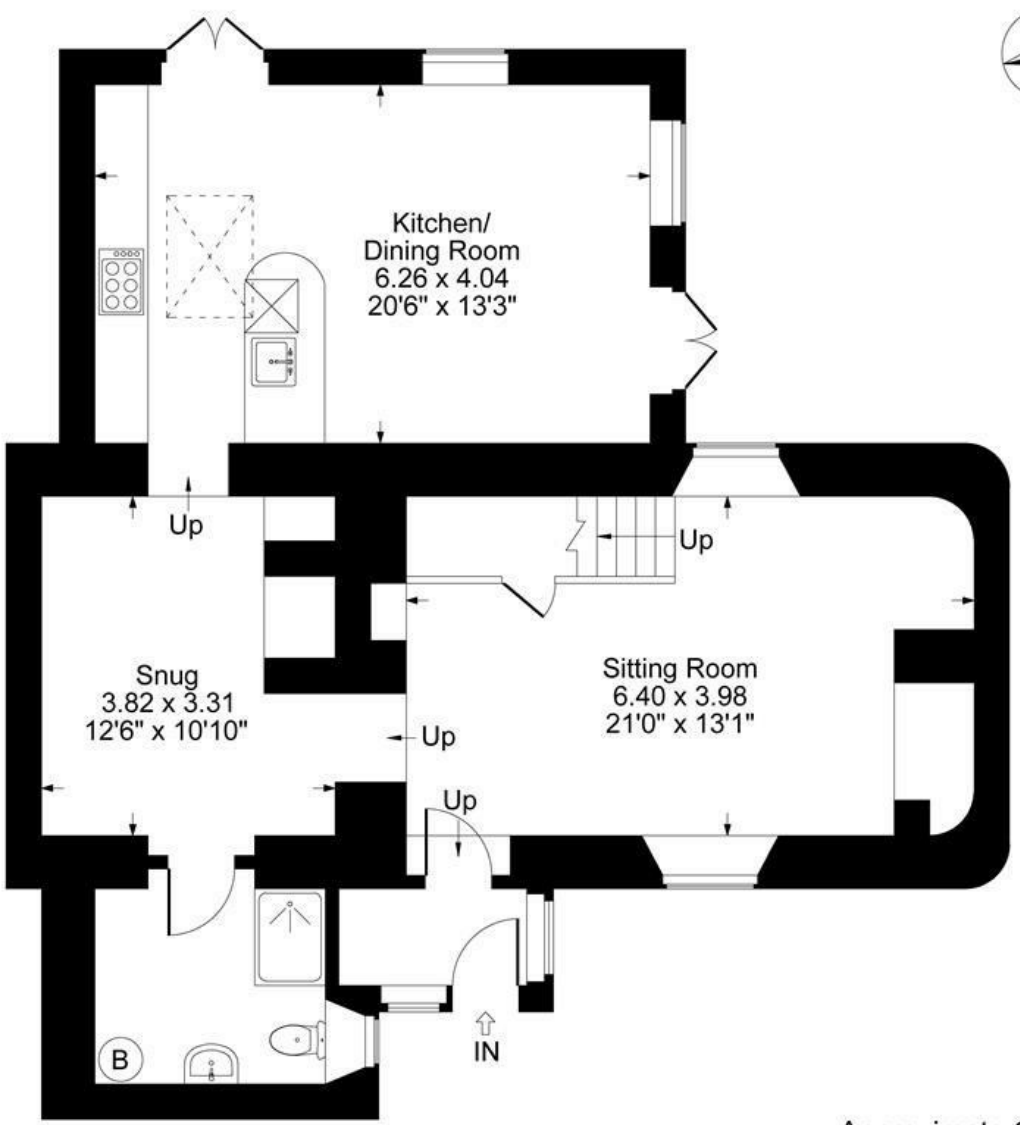


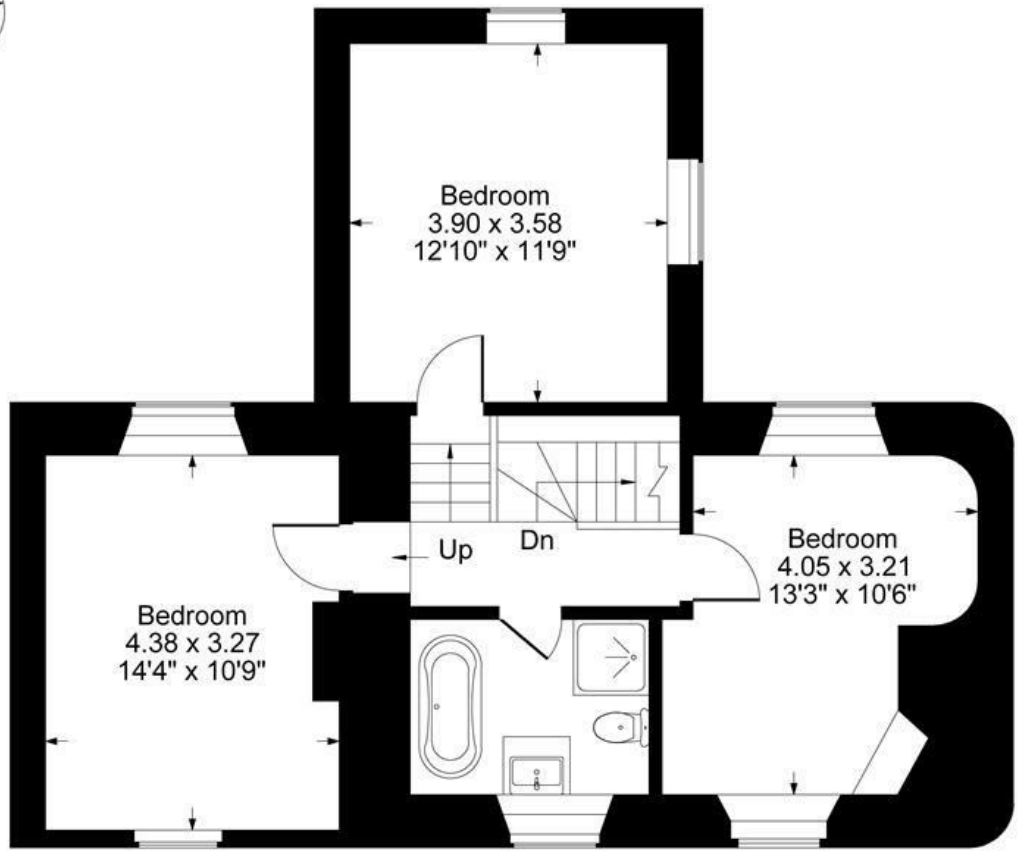
FAIRFAX & Co ESTATE AGENTS

Peaks Lane, Stonesfield



Ground Floor





First Floor

Approximate Gross Internal Area
Ground Floor = 80.09 sq m / 862 sq ft
First Floor = 56.55 sq m / 609 sq ft
Total Area = 136.64 sq m / 1471 sq ft

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

The Property

Situated along one of Stonesfield's most attractive lanes, this charming three-bedroom cottage combines characterful period features with generous living space and a wonderful garden.

The property is approached via a welcoming entrance porch, providing practical space for coats, boots and shoes, together with useful built-in shelving. From here, a step leads down into the sitting room, where the character and warmth of the home are immediately apparent. Exposed beams, a striking Cotswold stone fireplace with log-burning stove and dual-aspect windows create a cosy yet light-filled space, while the staircase rises to the first floor.

Beyond the sitting room is a comfortable snug, centred around a stone-surround fireplace, offering a versatile additional reception area. Leading from here is a useful ground-floor shower room and utility space, fitted with a shower, WC and wash hand basin, together with plumbing and space for a washing machine.

At the rear of the property is the impressive kitchen/dining room, a superb space for both family life and entertaining. A large roof lantern floods the room with natural light, while two sets of double doors open onto the garden and patio. The kitchen is fitted with a Belfast sink, Rangemaster cooker with six gas burners and three ovens, and space for a freestanding fridge freezer. The dining area comfortably accommodates a large table and additional seating, creating a sociable and versatile living space.

Upstairs, there are three spacious double bedrooms, each benefiting from dual-aspect windows that provide excellent natural light throughout the day. The family bathroom is well-appointed with a roll-top bath, separate shower enclosure, WC and wash hand basin.

Outside, the gardens are a particular feature of the property. Directly adjoining the dining area is a sunny side patio, ideal for outdoor dining, with gated access connecting the front and rear. Steps rise to a further patio seating area and an extensive lawn enclosed by traditional dry stone walls on three sides. The garden also includes a timber shed and a small, charming stone-built outbuilding.

To the front of the property, there is off-street parking for up to four vehicles, together with planted borders and small trees that enhance the property's attractive approach.

Positioned in the heart of Stonesfield, the property is well placed for access to the surrounding Oxfordshire countryside and nearby market towns.

Situation

Stonesfield is a charming village with a strong community, offering amenities such as a village store, post office, hair salon, and the community-run White Horse Inn. It also has a parish church, a well-regarded preschool and primary school, and a playing field with tennis courts, sports pitches, and a fitness area.

Charlbury and Woodstock are nearby for shopping and dining, with Oxford and Witney easily accessible. Long Hanborough and Charlbury train stations provide services to Oxford and London Paddington, while Junction 9 of the M40 is around 13 miles away.

















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