



PEAR TREE COTTAGE, 52 BARNARD GATE, WITNEY

FLOWERS 
ESTATE AGENTS









Pear Tree Cottage, 52 Barnard Gate, Witney, OX29 6XE

Freehold

- Period cottage set within half an acre of mature gardens
- Approved planning consent for two-storey side extension
- Excellent connectivity to Oxford and London via road and rail
- Attractive rural setting with strategic A40 access
- EPC Rating D
- Comprehensively refurbished by the current owner
- Detached double car port included within planning consent
- Mature, private gardens with further landscaping potential
- Strong opportunity for long-term value enhancement
- Council Tax Band D

Set within approximately half an acre of mature gardens, this charming period cottage in the hamlet of Barnard Gate combines a rural setting with excellent road and rail connectivity, as well as exciting potential for further enhancement. The property has been thoughtfully refurbished by the current owners, creating a welcoming and well-balanced home that blends modern comforts with the character and proportions expected of a traditional cottage. A stable door opens into a generous dining kitchen, with a comfortable sitting room and additional reception space beyond.

Upstairs, two well-proportioned bedrooms are arranged off a central landing and are complemented by a modern bathroom.

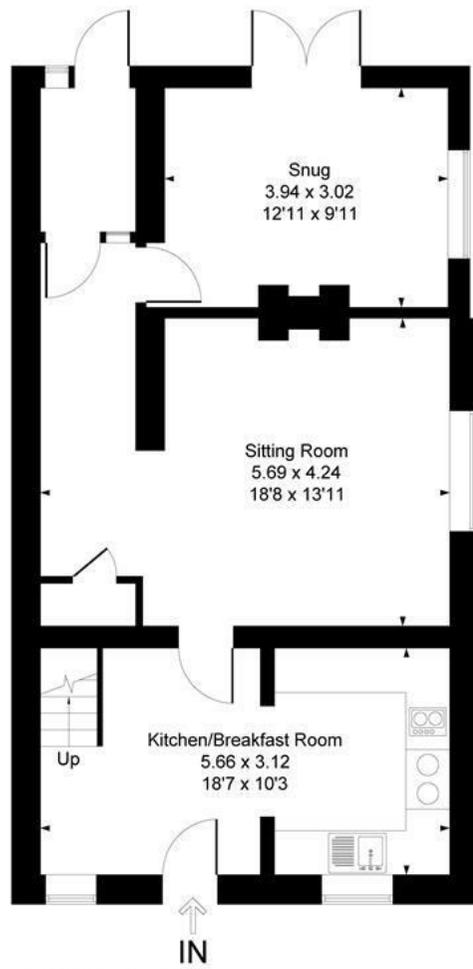
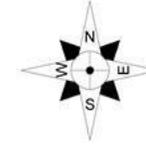
A particularly appealing feature of the property is the approved planning consent for a two-storey side extension together with a detached double car-port and associated works. Planning Reference 23/02669/HHD was formally approved on 25 March 2024 by West Oxfordshire District Council. The approved scheme presents an excellent opportunity to significantly enlarge the accommodation and enhance long-term value, with full documentation available via the council's planning portal.

The gardens extend to around half an acre and are attractively planted with mature trees and established shrubs, offering a high degree of privacy and a wonderful setting for outdoor living, while still providing scope for further landscaping and enhancement.

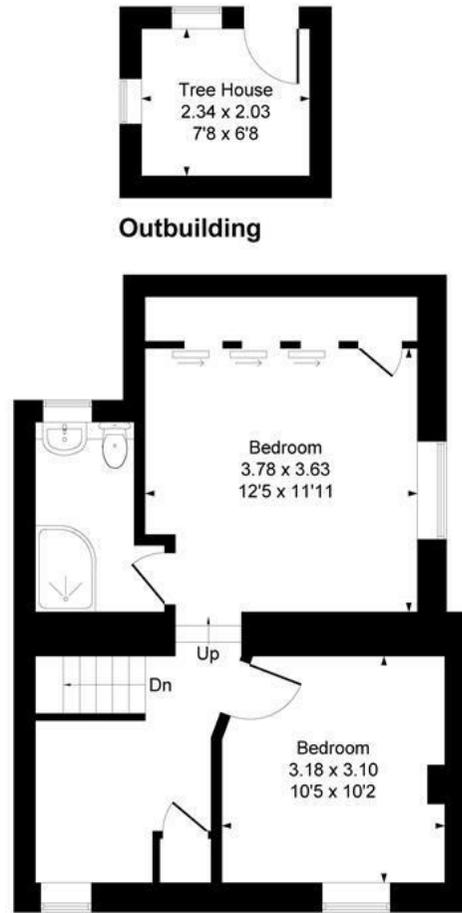
Barnard Gate enjoys a rural setting while remaining conveniently positioned for access to the A40. Nearby Hanborough, Charlbury and Oxford Parkway stations provide regular rail services to Oxford and London, making the property ideally suited for both country living and commuting.



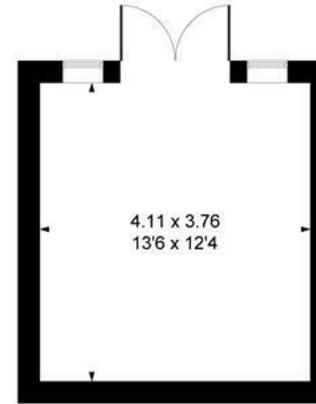
52 Barnard Gate, OX296XE
 Approximate Gross Internal Area
 Main House = 103.02 sq m / 1109 sq ft
 Outbuildings = 67.72 sq m / 729 sq ft
 Total = 170.74 sq m / 1838 sq ft



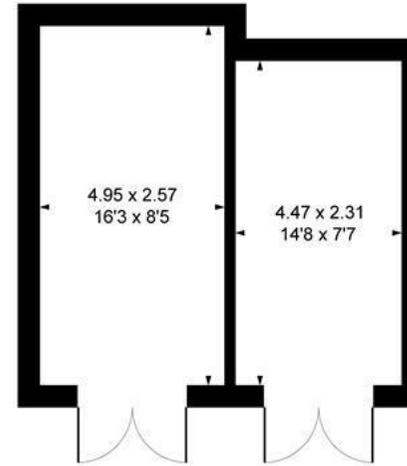
Ground Floor



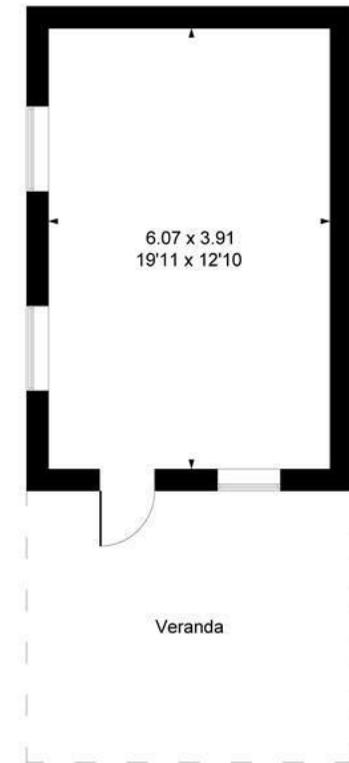
First Floor



Outbuilding



Outbuilding



Outbuilding

Illustration for identification purpose only, measurements approximate, and not to scale.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority: WODC
Council Tax Band: D

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