



1 The Butts, Standlake

Guide Price £535,000



1 The Butts

A charming Grade II listed period cottage offering versatile accommodation, south-facing rear garden and off-street parking for two cars.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Charming Grade II listed cottage with an abundance of character and period features including exposed beams, fireplaces and the original well.
- South-facing rear garden with mature trees and shrubs.
- Off street parking for two cars on gravelled driveway.
- Recently updated kitchen, boiler and bathroom (installed approximately one year ago).
- Located in an enviable cul-de-sac position in a popular village.
- Extremely versatile accommodation both upstairs and downstairs.

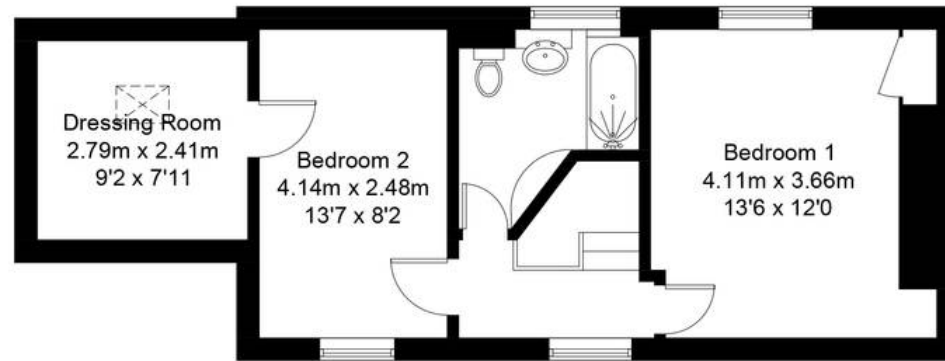




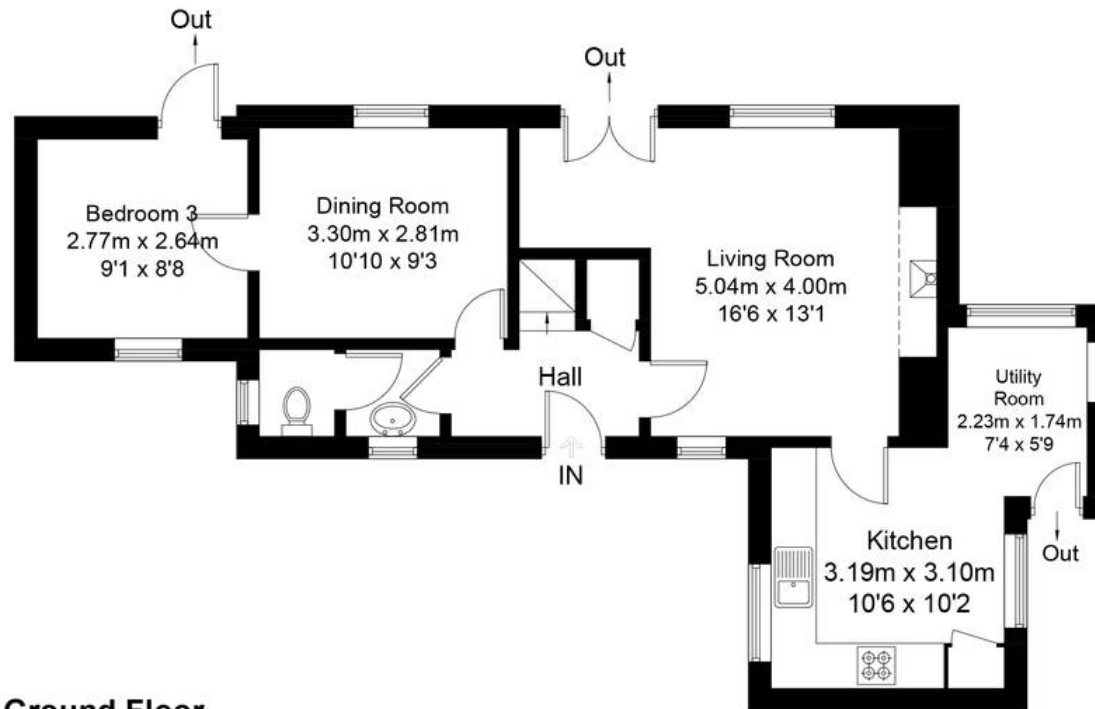
The Butts, OX29

Approximate Gross Internal Area = 104.1 sq m / 1121 sq ft

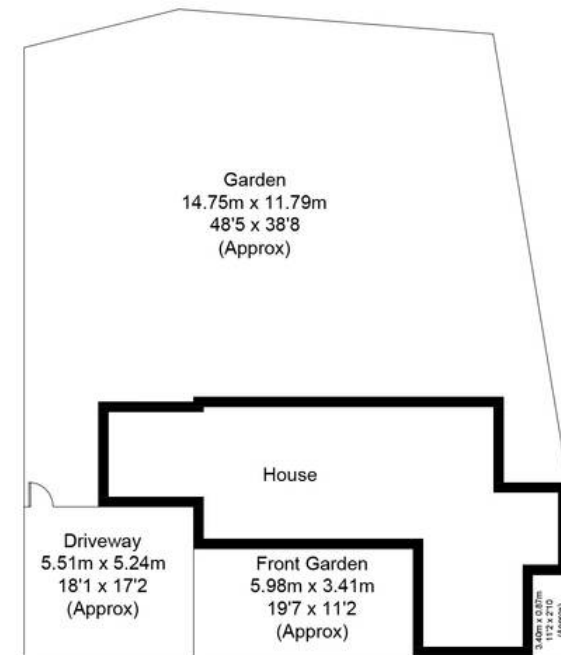
For identification only - Not to scale



First Floor



Ground Floor





Simpsons Witney Branch

4 Langdale Court, Witney - OX28 6AD

01993 835030 • witney@simpsonsproperty.com • www.simpsonsproperty.com/