



Approached via a quiet lane Juniper Cottage really is tucked away in an idyllic location, surrounded by mature gardens, and overlooking open countryside, it boasts flexible accommodation, and four double bedrooms, along with many character features,. With plenty of driveway parking, paddock land, and stables, not to mention easy access to commuter links it's the perfect family home.

Tucked away in one of Oxfordshire's most desirable rural hamlets, Juniper Cottage is the quintessential English country home. Approached via a private lane, the property enjoys a remarkable sense of privacy and seclusion, surrounded by mature gardens and open countryside.

The setting offers a lifestyle that feels wonderfully detached from the pace of modern life whilst remaining within easy reach of nearby market towns and excellent transport links.

Constructed from attractive local stone beneath a traditional tiled roof, the cottage effortlessly blends period character with comfortable family living. Inside, exposed beams, original features and an abundance of natural light create an inviting atmosphere throughout.

The accommodation is arranged around a farmhouse kitchen, and family room, a sociable heart of the home complete with traditional units, ample workspace, an Everhot, and plenty of room for everyday family life.

From here, the property flows naturally into a formal dining room, ideal for entertaining, while the adjoining sitting room provides a warm and welcoming retreat with its wealth of exposed timbers and cosy proportions.

A separate family room offers valuable additional reception space, perfectly suited as a children's playroom, television room or informal lounge, whilst a dedicated study provides an excellent environment for those working from home.

The first floor continues the cottage's character with four well-proportioned bedrooms, each enjoying delightful views across the surrounding gardens.

The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a beautifully

appointed family bathroom, creating flexible accommodation for both families and visiting guests.

Stepping outside, it quickly becomes apparent that the grounds, which extend to approximately 2.5 acres, are every bit as special as the cottage itself.

The beautifully established gardens have clearly been nurtured over many years and now provide an ever-changing display of colour, texture and seasonal interest.

Stone terraces create idyllic seating areas for al fresco dining, mature roses climb the honey-coloured stone walls, and winding pathways meander through richly planted borders, ornamental shrubs and specimen trees. Every turn reveals another peaceful corner in which to relax and enjoy the surroundings.

Beyond the formal gardens lies a substantial area of fenced paddocks, significantly enhancing both the privacy and versatility of the plot.

The additional acreage provides excellent opportunities for those with equestrian interests, hobby farming, keeping livestock or simply enjoying the luxury of open space. Combined with the extensive range of traditional outbuildings—including several stables, a tack room, and a separate timber framed outbuilding/studio—the property offers enormous potential for a variety of lifestyle pursuits, subject to any necessary consents.

The outbuildings total approximately 814 sq ft (76 sq m) and complement the main house beautifully, providing outstanding storage, workshop space, creative studios or home business opportunities.

Despite its wonderfully rural position, Juniper Cottage is exceptionally well connected. The nearby market towns of Brackley, Buckingham and Towcester provide an excellent range

of independent shops, supermarkets, cafés, restaurants and everyday amenities. The larger centres of Banbury, Bicester, Milton Keynes and Northampton are all within comfortable driving distance.

For commuters, excellent road links are available via the A43, A421, M40 and M1, placing Oxford, Milton Keynes, Birmingham and London all within straightforward reach. Rail services from Banbury, Bicester North, Bicester Village and Milton Keynes Central offer fast connections to London Marylebone and London Euston.

The area is particularly well regarded for education, with an excellent selection of both state and independent schools. Highly regarded local options include Magdalen College School Brackley, Winchester House, Stowe School, Beachborough School, Bloxham School, Sponne School and The Royal Latin School in Buckingham.

For those embracing hybrid working, the area benefits from full fibre broadband availability in many surrounding villages together with reliable 4G and expanding 5G mobile coverage from the major UK networks (availability should always be verified by individual purchasers).

Juniper Cottage represents a rare opportunity to acquire a truly authentic country home where charming period accommodation, pretty gardens, extensive ancillary buildings and peaceful pasture combine to create an enviable rural lifestyle in one of the area's most sought-after locations.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room/Family Room, Sitting Room, Dining Room, Family Room, Cloakroom. Utility/Shower Room.

First Floor - Principal Bedroom With En-Suite Shower, Three Double Bedrooms, Family Bathroom.

Outside -Total Plot Approx 2.5 Acres Including Wrap Around Garden, Summer House, Patio, Driveway Parking, Orchard, Enclosed Plot Paddock Land, Stables, Store, Separate Timber Framed Outbuilding/Studio.

Freehold Property
Stone-Built/Tiled Roof
Located In A Conservation Area

Services:
Mains Electric
Mains Water
Septic Tank
Heating - Electric
Wood burning Stove

Local Authority - Cherwell District Council
Council Tax Band - E





**Approximate Gross Internal Area 1850 sq ft - 172 sq m
(Excluding Outbuildings)**

Ground Floor Area 1031 sq ft – 96 sq m

First Floor Area 819 sq ft – 76 sq m

Outbuildings Area 814 sq ft – 76 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		72
	37	

