



**Mill Street**  
Stanton St. John

**Carter Jonas**



## MILL STREAM COTTAGE, MILL STREET, STANTON ST. JOHN OX33 1HQ

3 double bedrooms & 2 bathrooms  
Kitchen/dining room plus 2 further reception rooms  
Mature gardens with Red Sky shepherd's hut  
Driveway parking with gated access

### DESCRIPTION

Nestled in this highly sought-after village on the outskirts of Oxford, this charming stone-built detached cottage is set on over an acre of delightful gardens.

Refurbished and upgraded in 2019, the house includes a formal sitting room, a white oak garden room, a kitchen/breakfast room, a utility room, a spacious principal bedroom with a luxurious oversized ensuite bathroom, two additional bedrooms, and a family bathroom.

The property offers ample private parking, accessible via a secure timber electric gate, and includes a shepherd's hut crafted by Red Sky.

The property also boasts a stunning garden featuring lawns, established borders, a paddock, and picturesque streams and ponds.

### LOCATION

Stanton St. John is nestled in picturesque countryside approximately 4 miles northeast of the City of Oxford. This sought-after village boasts a rich history, featuring the 12th-century parish church of St John the Baptist. The village offers a variety of amenities, including a charming village shop, a nursery school, the Talkhouse gastro pub, a playground, and the Rectory Farm shop with a delightful café.

For outdoor enthusiasts, there are numerous footpaths and bridleways that meander through the village, perfect for leisurely walks and exploration.

Healthcare needs are met with a doctor's surgery in the neighboring village of Islip, while more extensive amenities can be found in Headington, Wheatley, Oxford, Thame, and Bicester.

## A DELIGHTFUL REFURBISHED AND UPGRADED DETACHED STONE COTTAGE SET IN WONDERFUL GROUNDS OF APPROXIMATELY 1 ACRE





The village is well-connected, with the M40 (J8a) located about 4.5 miles away. The Chiltern mainline rail provides convenient access to London from either Oxford Parkway, 7 miles away (with journeys to Marylebone taking around 55 minutes), or Islip, 3.5 miles away. Additionally, the 'Oxford Tube' coach service from Thornhill Park and Ride offers routes to London and Heathrow.

Stanton St. John is ideally situated for a wide selection of both state and independent schools. Primary education is available in the neighbouring villages of Beckley and Islip, while state secondary education is provided at Wheatley Park School and Cheney.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX33 1HQ

Tenure: Freehold  
All mains services are connected  
Council Tax band: TBC  
EPC rating: D

According to Ofcom, Ultrafast broadband is available. Mobile coverage is likely outdoor but limited indoor on some networks.



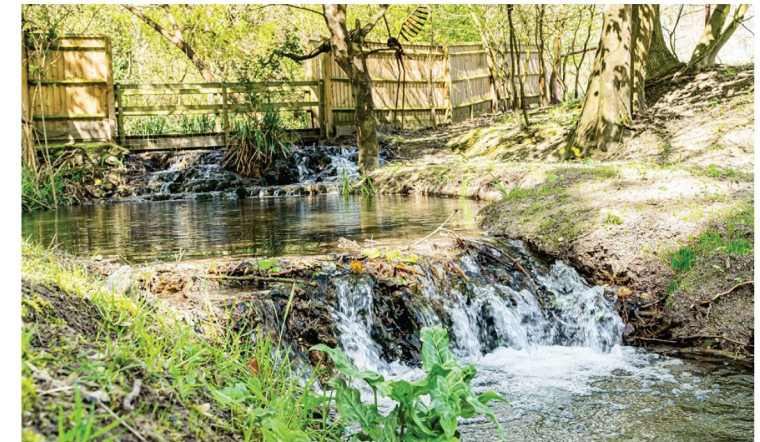
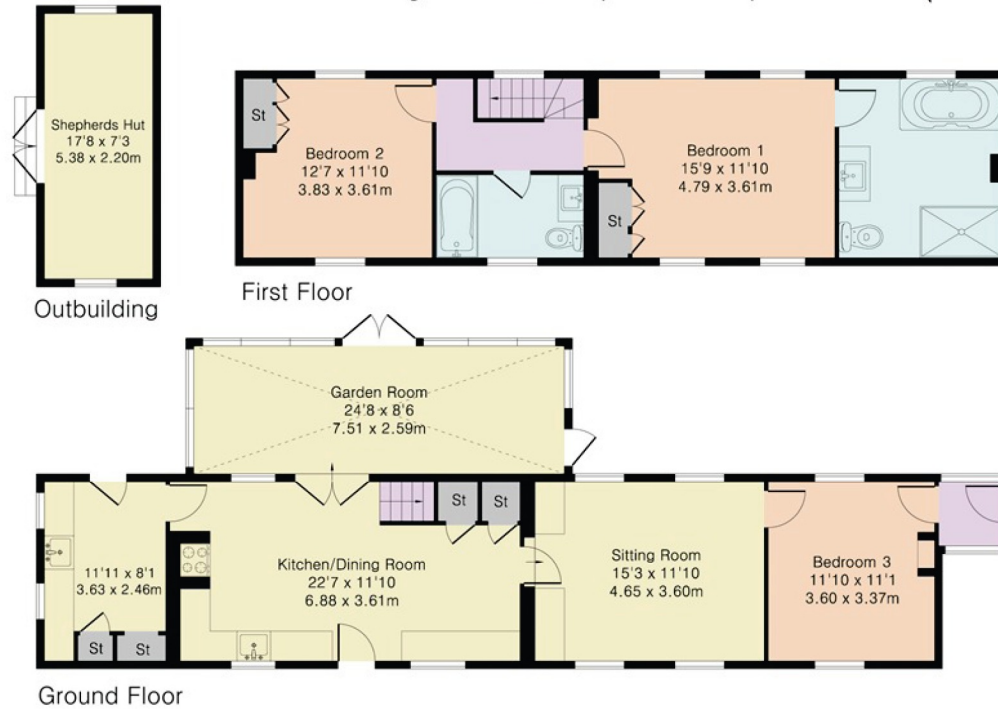


**Approximate Gross Internal Area 1674 sq ft - 156 sq m**

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 601 sq ft – 56 sq m

Outbuilding Area 127 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Offices throughout the UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

#### IMPORTANT INFORMATION

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