



Rose Mount, Oxton, CH43

£825,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

We're not too sure we could offer you a larger plot, a more secluded positioning, or a superior proposal for family living in Oxtan with its proximity being, well, at the very centre of our very much loved village than Rose Cottage...

Through the secured access gate from Rose Mount, take the pathway up through the leafy entrance and pass the impressive front lawns and notable collection of Rhododendrons, fruit trees, and stocked borders (perhaps you will remember the garden from previous Oxtan Secret Gardens?!), as well as a hint of the fun the garden provides.

But, let's tour inside first, and what a gorgeous family home we have for you here. A bright and spacious reception hall sits centrally to the property, and from here the choice of yours; turning left will bring you to the large living room, with bay window looking out to the private garden, on from here is a study, and it's not lost on us that the main view from this point is the rather enviable bar our clients have installed, more on that later.

Back through to the hallway, and to the opposite side of the house we have the formal diner, again, with those views out to your private lawn. Behind this sits the kitchen, and if you're wondering where our photos are of the same, you must be patient, we are currently in the final stages of our client's recent remodel, and photos will come.

We also have a cloaks and w.c. to the main house here, but what we do have as well is a separate laundry room, located to the rear of the detached garage, accessed from the kitchen.

Upstairs you'll note the light, and the space, again, echoes of the ground floor here. During the remodel we've seen re plastering, new electric board, new en suite - a pretty fab face lift! So, over to the master suite with its stripped wooden flooring, stunning garden views, and private shower room; very much a boutique hotel vibe here with a neutral colour palate and superb execution by our clients.

Two further doubles, front and rear, both with pretty aspects and a similar presentation to the master. There's a fourth bedroom, too, currently proffered as a walk in wardrobe come additional study - a good use of space which is easily returned to bedroom status.

A new bathroom completes the set up here, with walk in



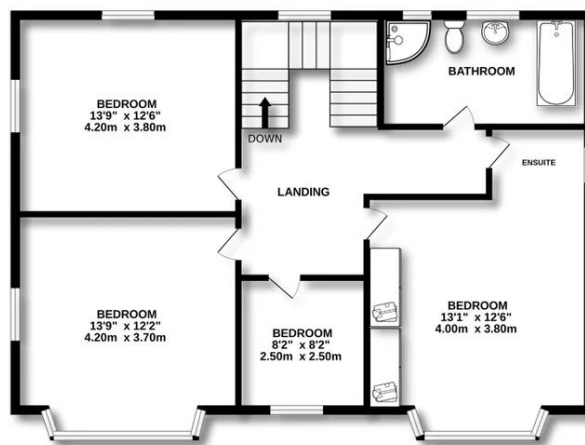
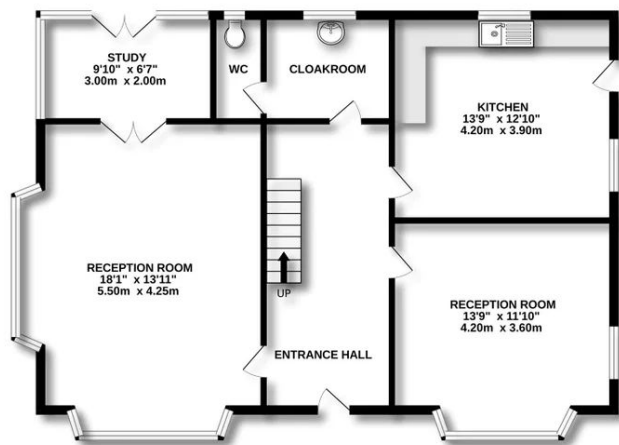




GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.

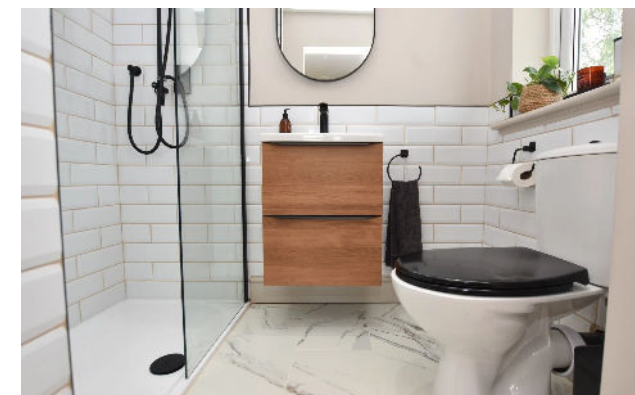


1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.

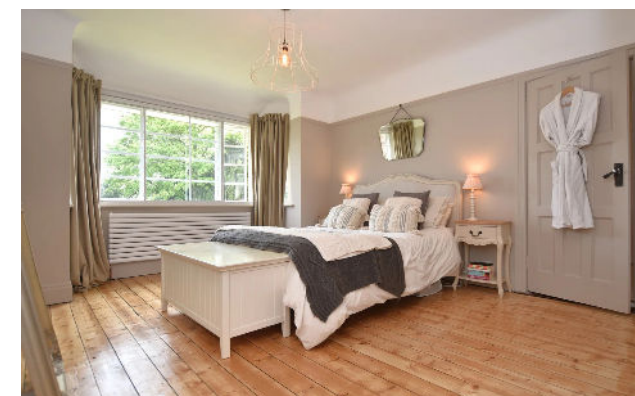


TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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