

The Tack Rooms, Chipping Norton, Oxfordshire



A stunning modern conversion with ancillary accommodation and Cotswolds views.

Summary of accommodation

Ground Floor - Sitting room | Kitchen/sitting/dining room | Utility | WC

First Floor - Two en suite bedrooms

Second Floor - Principal bedroom with en suite bathroom and shower
One further bedroom

Outbuilding - Double garage | Single garage | Two bedrooms/offices
Shower room

Garden and Grounds - Enclosed rear garden | Terrace | Parking | Garden

Distances

Stow-on-the-Wold 9 miles, Kingham (trains to London Paddington from 76 mins)
5 miles, Daylesford 5 miles, Soho Farmhouse 8 miles, Burford 10 miles,
Woodstock 10 miles, Oxford 21 miles.
(Distances and time approximate)



4+2



4

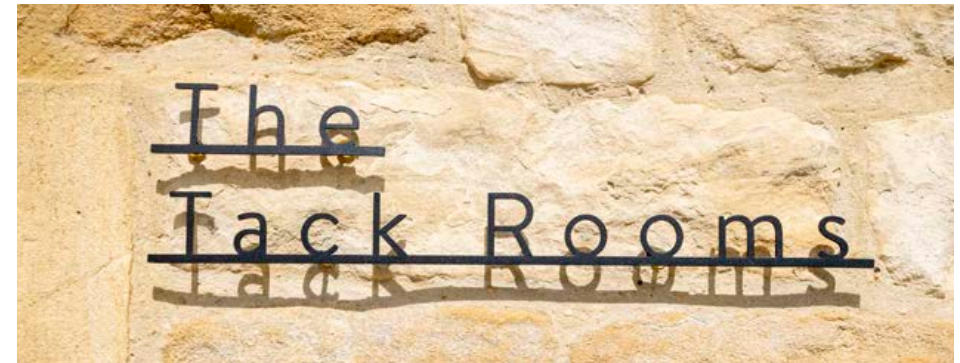


2



EPC
C





Location

The Tack Rooms is located on the edge of Chipping Norton with wonderful Cotswold views to the South West. Chipping Norton is a thriving market town situated in the Cotswold hills on the Western edge of Oxfordshire. The town offers a range of shops and facilities including several supermarkets, restaurants, a well-known theatre, leisure centre and golf club, nearby is Daylesford Organic Farm shop and the renowned Soho Farmhouse with more comprehensive available in Oxford.

State and private schooling in the area is outstanding, with schools in Chipping Norton and in nearby Kingham and Bledington, Kitebrook near Moreton-in-Marsh, Tudor Hall and Bloxham School near Banbury, the Dragon School, Magdalen College School and a host of others in Oxford and Cheltenham Ladies College and Cheltenham Boys School in Cheltenham.

The town is well situated for communications which are excellent with fast and frequent train services to London from Kingham and Banbury (from 60 mins). The A44 allows access to the M5 and Worcester to the North and to the M40 and Oxford to the South.

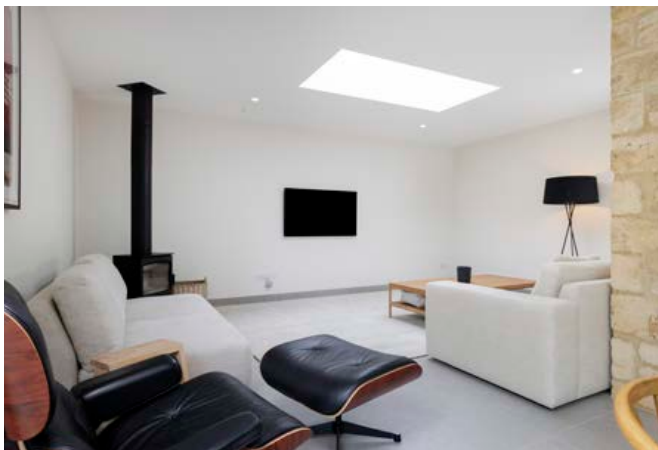
Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf at Cotswolds Hotel & Spa on the edge of the town, Lyneham and Burford and rugby at Worcester and Gloucester. There are a number of footpaths and bridleways in the area providing the perfect opportunity to enjoy the beautiful scenery the Cotswolds have to offer.

The Tack Rooms

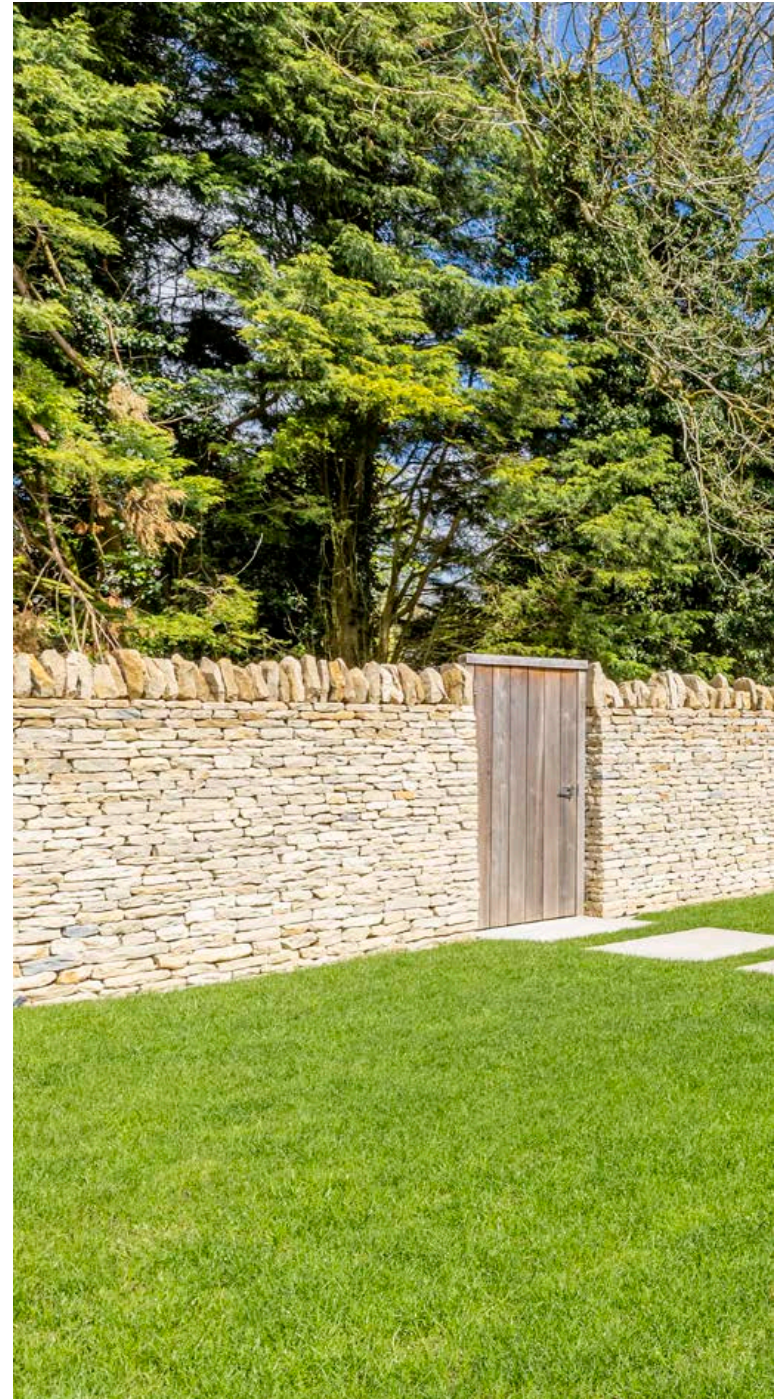
The Tack Rooms is an exceptional conversion presented to a very high standard. The property is located on the western edge of Chipping Norton which provides great access to all of the facilities available in the town as well as good access towards Kingham for the mainline station and the renowned Daylesford Organic.

The property benefits from some wonderful views from the front garden which is bounded by estate fencing with a range of planters. The entrance to the property is via a very useful porch and into a reception room beyond which is currently used as a formal sitting room. Double crittal doors lead through into an inner hall with cloakroom and stairs leading to the first floor before stepping through into an impressive kitchen living space with views straight into the walled gardens. The space has been wonderfully thought through with a bespoke bulthaup kitchen with floor to ceiling wine fridge, freezer, under counter drinks fridge, bora hob. A useful fitted utility room / pantry is on hand adjacent to the kitchen. The remainder of the room provides a fantastic space for dining with a large reception area with woodburning stove. The sliding doors and three roof lanterns make this all a beautifully light space.

On the first floor, two generous double bedrooms are on hand, each with en suite shower rooms and the larger of the two rooms with a range of fitted cupboards. The second floor provides a spacious principal bedroom suite with vaulted ceilings and views to the front, fitted wardrobes and an impressive en suite with double sinks, bath, separate shower and loo. A fourth bedroom on this floor offers flexible space to become a large dressing room for the main bedroom, a nursery or an office space.









Garden and Grounds

Outside, the rear garden is enclosed with Cotswold stone walling, and offers a large terrace and lawned area with access to a pathway at the rear which leads to the parking and substantial garage and ancillary accommodation.

The outbuilding has been developed by the current owners and now provides a double garage and a single garage, linked with a useful space that can be used as a spacious boot room or indeed a kitchen area to service the accommodation on the first floor. Upstairs, a light landing leads into two rooms which can be used as bedrooms or indeed office / studio space. A shower room is located off the landing.

Property Information

Tenure: Freehold.

Services: The property benefits from mains water, electricity and drainage with air source heating and Gigaclear broadband.

Local Authority & Council Tax Band: West Oxon District Council. Telephone 01993 861000. Council Tax band - G

Postcode: OX7 5YE

What3words: ///spaceship.blitz.doubts

Approximate Gross Internal Floor Area

Main House: 205.5 sq m / 2212 sq ft

Outbuilding: 118.2 sq m / 1,272 sq ft

Total: 323.7 sq m / 3,484 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank Stow-On-The-Wold

Brett House, Park Street

Stow-on-the-Wold, Cheltenham

GL54 1AG

knightfrank.co.uk

I would be delighted to tell you more

Leigh Glazebrook

01451 600613

leigh.glazebrook@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.