



Three Chimneys

Beautifully presented Grade II Listed Cotswold stone property with far reaching views

Location

Over Norton is a small village just one mile from Chipping Norton. The village with its strong community, includes many fine character properties and lovely countryside around. General amenities are to be found in nearby Chipping Norton, an historic market town, 'the gateway to the Cotswolds'. The town is served by a wide range of services including extensive shopping, doctor and dentist surgeries, a new cottage hospital, library, theatre, bespoke cinema, sports and leisure centre and a range of restaurants and coffee shops. The town is well positioned for other local centres including Stow-on-the-Wold and Burford and within 40 minutes' drive or so of the larger centres of Oxford and Stratford-upon-Avon. Railway stations at Moreton-in-Marsh, Kingham and Charlbury provide an Intercity rail link directly to London Paddington via Oxford. The renowned Daylesford Organic shop is a 10 minute drive and Soho Farmhouse is just over 15 minutes drive.



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Three Chimneys

Three Chimneys is a grade II Listed property renovated and extended to a high standard by the current owners and now offers a property with a wealth of character and period features, yet with a contemporary feel. The cottage is approached over a gravelled driveway to a covered porch with stable door through to the hall. A useful utility room and cloakroom can be found off the hallway. Central to the property is the sitting room with original exposed beams, a door to the rear garden and an inset log burning stove. No doubt the heart of the home is the stunning kitchen/dining/family room with its vaulted ceiling and corner log burning stove. The room is filled with natural light with far reaching views. Double doors lead out to the side terrace. The fitted kitchen has a full range of units including a corner pantry unit and integrated appliances include a dishwasher, recycling bins, fridge freezer, oven and microwave combination oven, induction hob with extractor over.

To the other side of the sitting room is the principal bedroom suite with original beams, fitted wardrobes, large inglenook fireplace and en suite shower room. The accommodation in Three Chimneys is very versatile and this could be used as a further reception room if needed. Upstairs comprises of three bedrooms, one with an en suite shower room and a family bathroom with bath and separate shower.







Garden and Grounds

The property is approached by a sweeping driveway with parking for several cars. The delightful cottage gardens are mostly to the rear with an abundance of mature flowers, shrubs and fruit trees. The terrace area which is approached directly from the kitchen, offers an ideal space for al fresco entertaining and is sheltered by a bespoke pergola. Backing onto open fields, there are far reaching views across Over Norton Park. To one side of the garden and hidden behind panelled fencing, is an enclosed rear courtyard with timber shed, log store and bin storage area with side access to the front driveway. Three Chimneys is a unique and versatile property set within a spectacular setting.

Property Information

Tenure: Freehold.

Services: Mains water, drainage, electric, oil fired central heating and part underfloor heating.

EPC: D

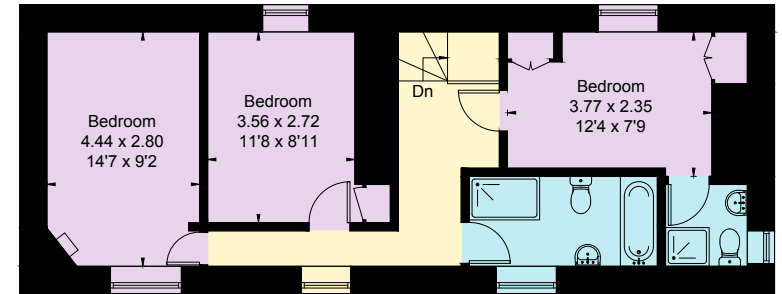
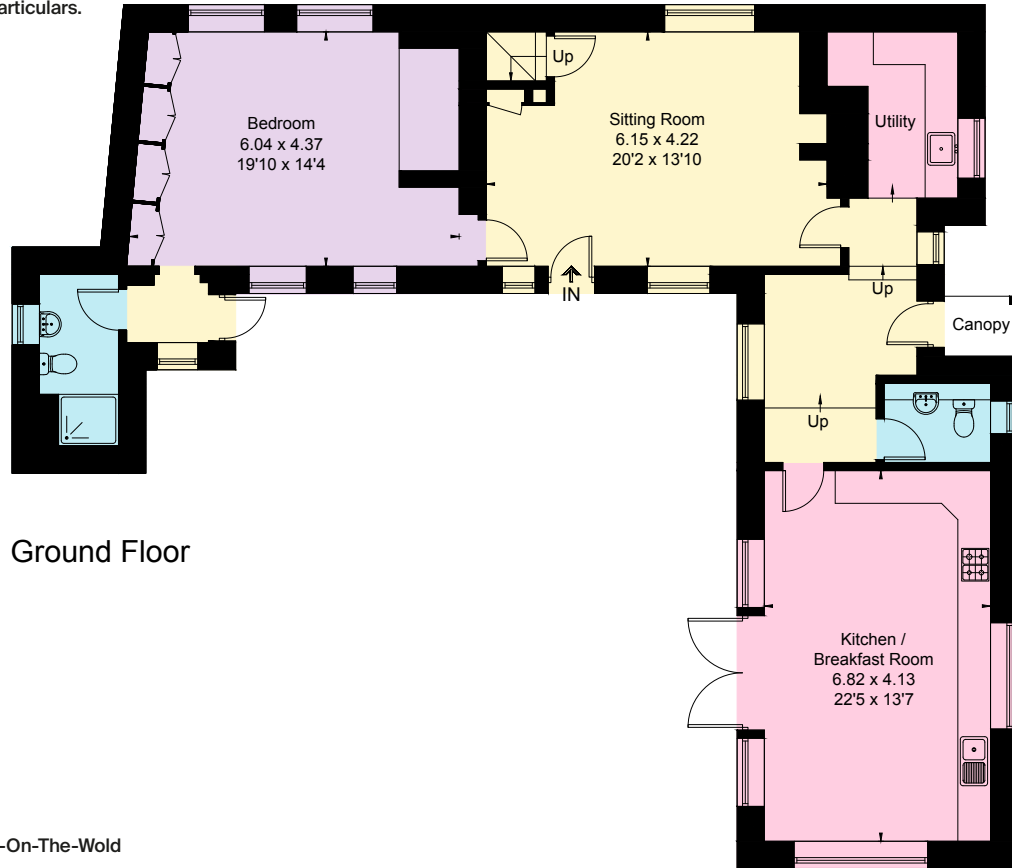
Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

Approximate Gross Internal Floor Area

165 sq m / 1,785 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.



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I would be delighted to tell you more

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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.

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Particulars dated March 2024. Photographs and videos dated February 2024.

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