

The Gardens

Great Rollright, Chipping Norton, Oxfordshire







Detached family home with versatile accommodation and far-reaching views.

Chipping Norton 3 miles, Great Tew 6 miles, Kingham 6.5 miles, (trains to London Paddington from 76 minutes), Charlbury 10 miles, Banbury 13 miles (trains to London Marylebone from 57 minutes), Oxford 20 miles.

(Distances and times approximate).



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Summary of accommodation

Ground Floor: Kitchen/breakfast room | Utility room | Snug | Sitting room | Two bedrooms | Shower room | Double garage

First Floor: Two/three bedrooms | Home office | Two bathrooms

Garden and Grounds

Driveway | Parking for plenty of cars | Integrated double garage | Landscape gardens | Terrace

Situation

The village of Great Rollright sits on the edge of the Cotswolds and within a conservation area, surrounded by unspoilt rolling countryside. Amenities in the village include a parish Church and an active village hall. Wyatts garden centre and farm shop, just outside of the village. Further shopping facilities can be found in the nearby market town of Chipping Norton including supermarkets, shops, pubs, restaurants and boutique cinema. Daylesford Farm Shop and Soho Farmhouse are both approximately 6 miles away. Great Rollright has a popular village school.

Further education in the area includes state and grammar schooling in Chipping Norton, Bourton-on-the-Water, Burford and Stratford-upon-Avon. Private schooling includes nearby Kitebrook, as well as the Bloxham, Banbury and Oxford schools.

The property is well located for access to main communication routes, being midway between the M40 and the M5 for easy access to the Midlands, London and the West Country.

Kingham provides a mainline station that runs into Oxford and London Paddington.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, rugby at Worcester and Gloucester and a large network of footpaths and bridleways for walking and horse riding.

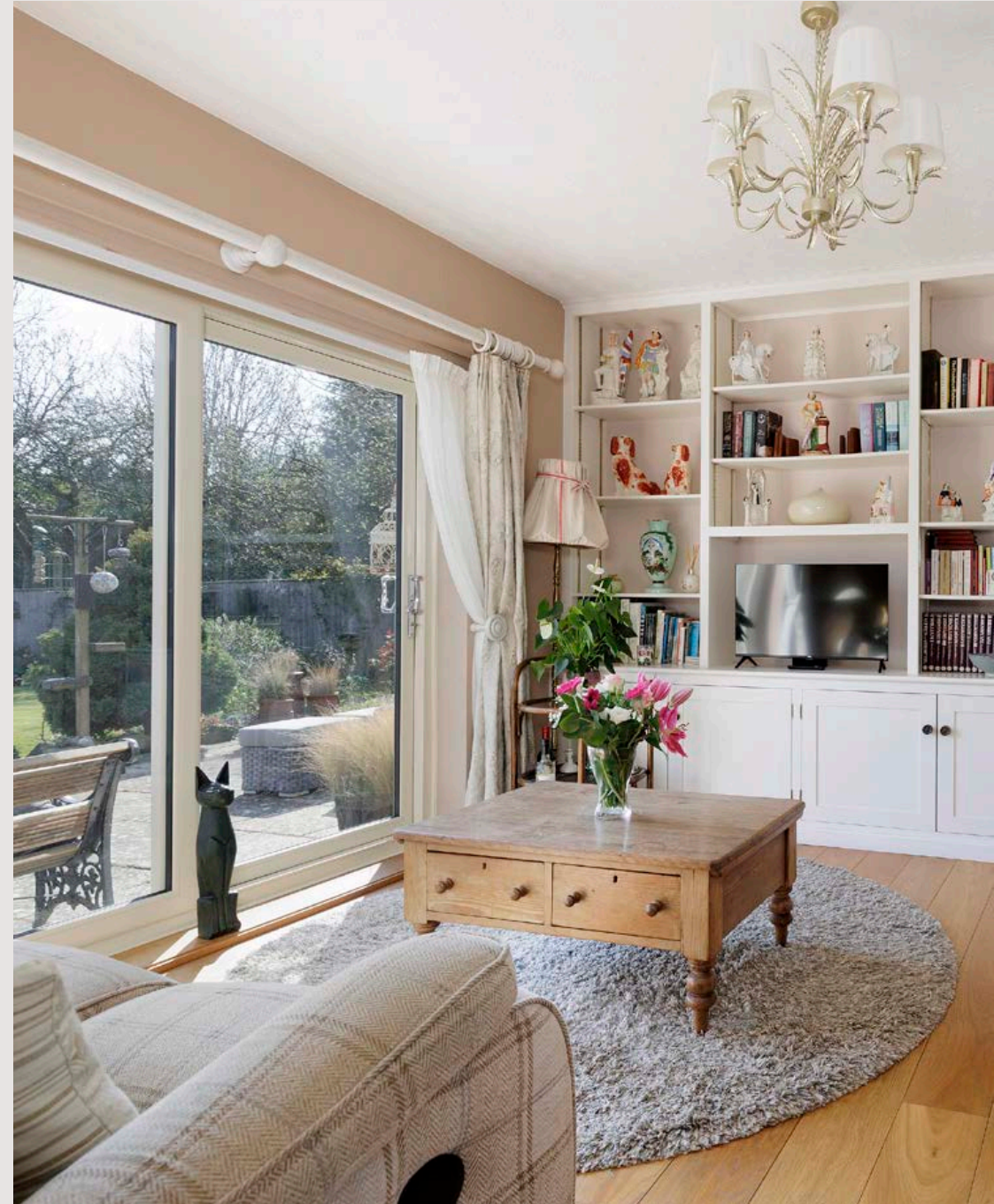


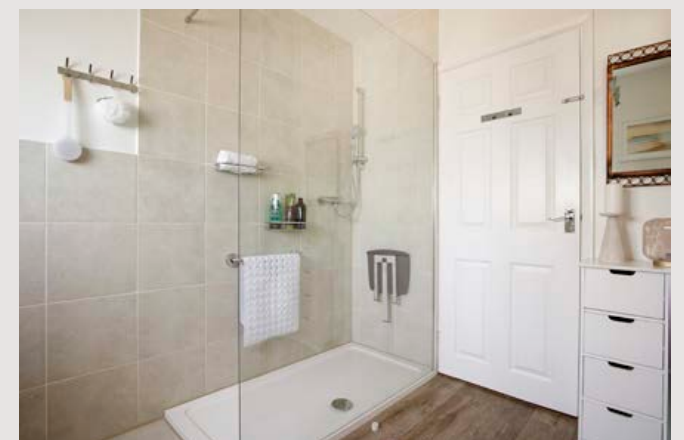


The Gardens

Tucked away in a peaceful semi-rural location, the property enjoys an elevated position that captures breathtaking views across rolling hills and open fields. The Gardens offers versatile accommodation to suit a wide range of buyers. The main reception areas run to the front of the property taking full advantage of the views with both rooms having sliding patio doors to the rear terrace. The kitchen/ breakfast room has been recently refitted and includes a double oven, ceramic hob with extractor over, dishwasher and fridge freezer and leads through to the useful utility room. Also to the ground floor are two double bedrooms with a large shower room.

Upstairs the accommodation is approached by two separate staircases. Both first floor bedrooms are good sized double rooms, one with an en suite bathroom and the other with an en suite shower room. Approached via the rear hall is the home office or fifth bedroom.









Outside

The property is approached over a private driveway with plenty of parking for several cars. There is an integrated double garage. The lovely south facing, sunny landscaped gardens are a particular feature of this property with mature trees, shrubs and flower borders. The terrace area provides a wonderful space for al fresco entertaining and a place to enjoy the unobstructed views over open countryside.

FLOORPLANS

Approximate Gross Internal Floor Area
243.0 sq m / 2,616 sq ft (Including Garage)



First Floor



Ground Floor

[] = Reduced head height below 1.5m

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.



Property Information

Services:

Mains water, electricity, drainage, oil fired central heating.

Tenure:

Freehold.

Local Authority:

West Oxfordshire District Council

01993 861000

Council Tax:

Band E

EPC:

Band E

Postcode:

OX7 5RG

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Viewings:

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



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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 April 2025. Photographs and videos dated April 2025.

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