



THE SQUARE, CHURCHILL

Chipping Norton, OX7 6NN

THE SQUARE



THREE-BEDROOM PERIOD COTTAGE AND ANNEX

Key Distances

Chipping Norton 3 miles, Kingham (trains to London Paddington from 78 minutes) 1 mile, Stow-on-the-Wold 6 miles, Oxford 24 miles, Cheltenham 24 miles.



3-4



2-3



2-3

EPC

F

Local Authority: West Oxfordshire District Council

Council Tax band: D

Tenure: Freehold



THE PROPERTY

This delightful three-bedroom period cottage, dating back to the 18th century, offers character and charm. Retaining many original features, the property includes a self-contained one-bedroom annex, called The Mousehole. Highlights include an Inglenook fireplace, Rayburn, and oak winding stairs, alongside the practical addition of study and garage. The cottage enjoys an enviable position within a sought-after Cotswold village. This Grade II Listed home, sympathetically restored and stylishly decorated, is arranged over three storeys. Accommodation begins with a welcoming entrance hall and utility cupboard. The kitchen, filled with natural light, features the Rayburn, while the sitting room offers a warm, inviting atmosphere centred on the Inglenook fireplace. The oak spiral staircase leads to the first floor, with two bedrooms, study, and family bathroom, and the second floor dedicated to the main bedroom suite, complete with vaulted ceiling, dressing room, and ensuite shower room.







LOCATION

Churchill is an attractive and popular Cotswold village situated near the market town of Chipping Norton and within the Cotswold golden triangle. At the heart of the village is The Chequers public house which sits opposite the lovely village green, cricket pitch and church. In nearby Kingham, there is a village shop, along with a primary school and the highly-rated Kingham Plough and Wild Rabbit public houses.

The acclaimed Daylesford Organic Farm Shop and Bamford private members club is a six-minute drive, Diddly Squat Farm Shop is a five-minute drive, and Soho Farmhouse is about 20 minutes. Chipping Norton offers a variety of interesting shops, supermarkets, restaurants and a theatre.

Train connections to London are excellent, with Kingham station only a five-minute drive away offering direct, regular trains to London Paddington. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Chipping Norton and Burford and Rugby at Gloucester.







THE MOUSEHOLE ANNEX

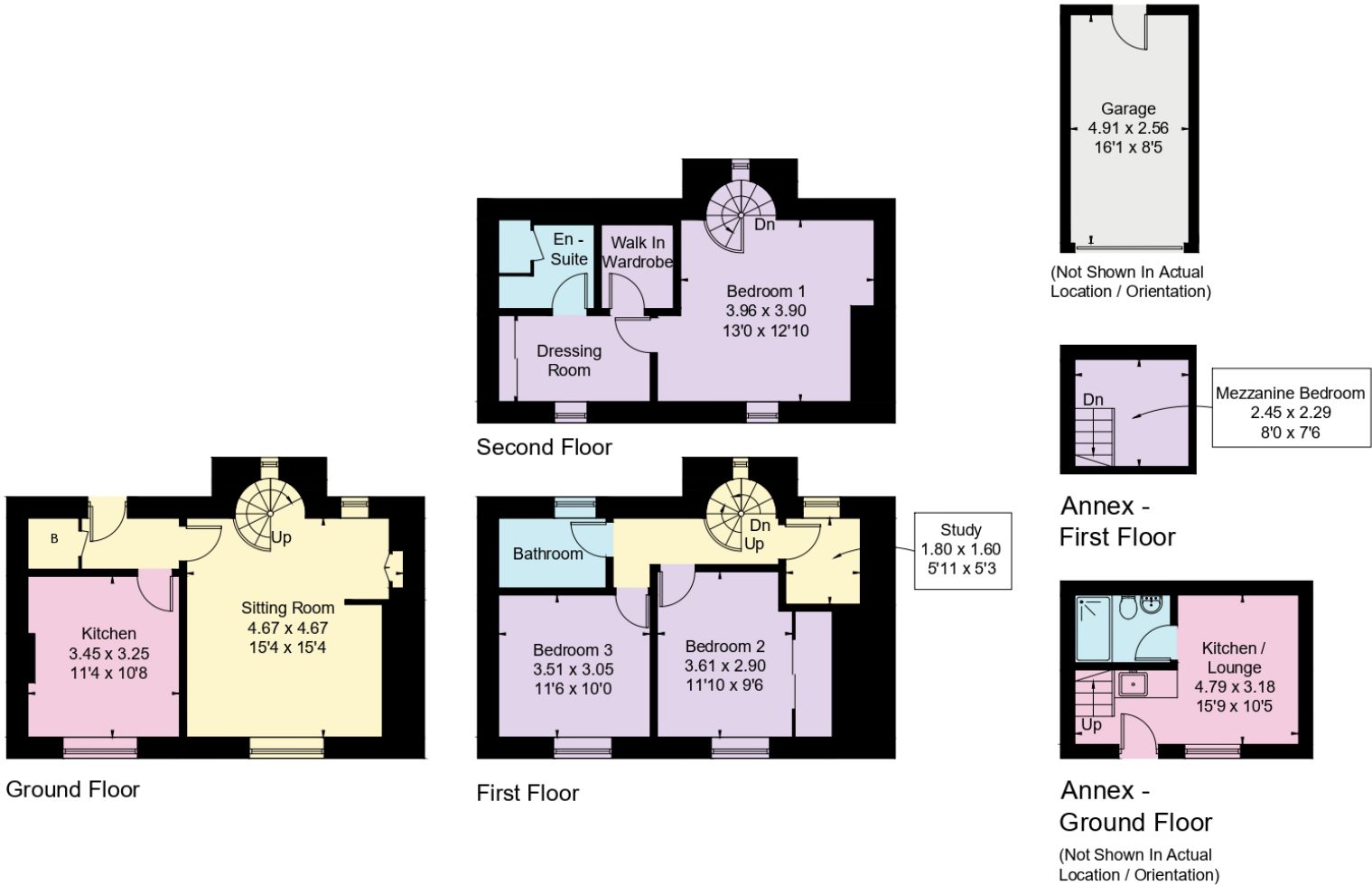
The Mousehole annex offers independent living space, with a kitchen, sitting area, bedroom, and bathroom, making it ideal for guests or family. This could also be let on an assured shorthold tenancy to provide an additional income stream. Both the main cottage and annex enjoy their own courtyard gardens, providing private outdoor areas to relax and entertain.

In addition l The Square has a single garage and parking.





Approximate Floor Area = 104.5 sq m / 1125 sq ft
 Annexe = 20.8 sq m / 224 sq ft
 Garage = 12.6 sq m / 135 sq ft
 Total = 137.9 sq m / 1484 sq ft (Excluding Void)



Drawn for illustration and identification purposes only by @fourwalls-group.com #97445

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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