



GREYSANDS HOUSE

Chipping Norton, OX7 5FG



A BEAUTIFULLY PRESENTED FAMILY HOME WITH ANNEXE

Key Distances

Chipping Norton 2 miles, Daylesford 4 miles, Stow-on-the-Wold 7 miles, Oxford 23 miles, Cirencester 23 miles, Cheltenham 25 miles, Kingham (trains to London Paddington from 90 mins) 5 miles.



4-6



3-4



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EPC

C

Local Authority: West Oxfordshire District Council

Council Tax band: D

Tenure: Freehold



THE PROPERTY

Thoughtfully extended, the house offers nearly 2,600 sq ft of versatile accommodation, with a self-contained annexe and garden outbuildings.

The ground floor includes a sitting room with stone fireplace and electric woodburner, a snug, and a conservatory opening to the terrace. The kitchen/dining room with bespoke cabinetry and island forms the heart of the home. A cloakroom completes the ground floor, with an external utility, plus an additional bedroom and shower room ideal for guests or multigenerational living.

Upstairs, the principal bedroom benefits from an en suite with toilet and basin, while two further bedrooms are served by a family bathroom.

The landscaped gardens feature terraced lawns, mature planting, a summerhouse and multiple seating areas. Outbuildings provide storage and, subject to planning, potential for conversion.







THE ANNEXE

The attached annexe offers a superb secondary accommodation option. Arranged over two floors, it provides a well-proportioned kitchen/diner on the ground floor, with a sitting room, double bedroom and bathroom above. With its own entrance and private courtyard seating area, the annexe works equally well for extended family, visiting guests, or as an independent rental or office space.







LOCATION

The facilities in the village include an excellent village pub and parish church. Nearby Chipping Norton has a comprehensive range of facilities, including two supermarkets, banks, a butcher, pubs and a number of restaurants, with the Daylesford Organic Farm Shop just a few miles away and Soho Farmhouse just 8 miles away. Schooling in the area is excellent, with primary and secondary schools in Chipping Norton and Kingham along with Kitebrook, Kingham Hill, Bloxham, Cokethorpe and renowned Oxford schools, including the Dragon School, all within driving distance. Sporting facilities include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham and Chipping Norton, and theatres at Chipping Norton, Oxford and Stratford. A good network of footpaths and bridleways can be found throughout the area allowing you to really take in the beautiful Cotswold scenery.





Approximate Floor Area = 237.9 sq m / 2561 sq ft
 Outbuildings = 35 sq m / 377 sq ft
 Total = 272.9 sq m / 2938 sq ft (Including Annexe / Excluding Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96430

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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