



**PENNY &  
SINCLAIR**



## LITTLE GRANGE IDBURY ROAD FIFIELD, OX7 6HW

**A charming four bedroom detached home situated in a lovely private spot in much sought after Fifield.**

Village Location • Detached family home • Four bedrooms • Living area • Kitchen/diner • Living area • Study area • Two bathrooms • Office/studio

Bourton-on-the-Water 4 miles / Stow on the Wold 4.5 miles / Kingham (London-Paddington) 5 miles / Burford 8 miles / Chipping Norton 9 miles / Witney 16 miles / Cheltenham 19 miles / Gloucester 19 miles / Oxford 28 miles / Swindon 28 miles (All distances are approximate)

### FULL DESCRIPTION

Located on the edge of Fifield, Little Grange is a charming detached house in a secluded position. The four bedroom property offers plenty of light and well planned living space. The ground floor comprises of utility room which then leads to the kitchen/diner with a Rayburn cooker, downstairs bathroom, split level living room with double doors to the front and rear garden. The first floor offers a double aspect master bedroom with ensuite toilet, three further bedrooms and a family bathroom. Externally is a well presented garden with mature shrubs and trees. The property also benefits from parking for several cars, carport and further office/studio room with lighting and electricity. The property has been an excellent rental property through ourselves over recent years with no voids in tenancy and excellent tenants so could be a rental investment or second home.

### SITUATION

Fifield is a quintessential Cotswold village, conveniently located approximately 5 miles north of Burford and 6 miles south of Stow on the Wold. The village is also home to the 13th century Church of St. John the Baptist. Milton-under-Wychwood is within 3 miles from the village which has a thriving community which benefits from a village shop, Coop, Primary School, doctors surgery, recreation ground, garage, library and The Hare, a recently re-opened gastropub. The main cultural and larger shopping centres of Chipping Norton, Witney, Cheltenham, Gloucester and Oxfordshire are all within driving distance, as is the stylish, organic farm and lifestyle shop at Daylesford. The property is also in close proximity to excellent local schools including Burford, Kingham, Kitebrook & the Cotswold School in Bourton on the Water.







#### **DIRECTIONS**

Leave Burford and proceed along the A424 toward Stow on the Wold and take the right hand turning signposted for Fifield before the Merrymonth Inn Public House, continue into Fifield and turn left onto Idbury Road. Turn almost immediately right into a driveway and follow it down until and go straight down to the five bar gate in front of view which has 'Little Grange' marked on it.

#### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sindair.

#### **TENURE & POSSESSION**

The property is freehold and offers vacant possession upon completion. The property is offered with no onward chain.

#### **LOCAL AUTHORITY**

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB  
Telephone: 01993 861000  
Email: [enquiries@westoxon.gov.uk](mailto:enquiries@westoxon.gov.uk)

#### **VIEWING ARRANGEMENTS**

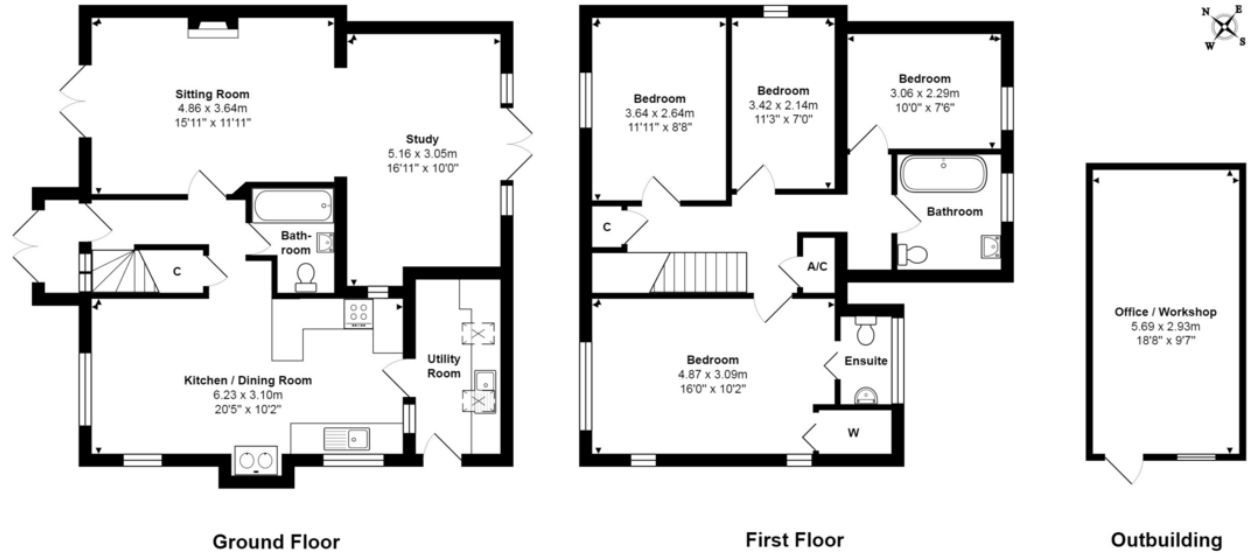
Strictly by appointment with Penny & Sindair – 01993 220555.

#### **IMPORTANT NOTICE**

Penny & Sindair, their agents and any joint agent gives notice to anyone reading these particulars that:

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- ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact;
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- vi) no person in the employment of Penny & Sindair has any authority to make or give any representation or warranty whatsoever in relation to this property;
- vii) all measurements are approximate.





Gross Internal Area: 151.3 m<sup>2</sup> ... 1629 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk



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