

OLD SCHOOL HALL

CHURCHILL, OXFORDSHIRE



Stow-on-the-Wold 5 miles, Chipping Norton 4 miles,
Oxford 21 miles, Cheltenham 22 miles, Kingham Station
1.7 mile (London Paddington from 72 minutes),
Soho Farmhouse 11 miles
(All times and distances approximate).

AN ATTRACTIVE THREE BEDROOM COTSWOLD STONE COTTAGE IN THE POPULAR VILLAGE OF CHURCHILL

Ground Floor: Kitchen/dining room • Sitting room
Cloakroom

First Floor: Main bedroom with adjoining shower room
Two double bedrooms • Bathroom

Outside: Private parking • Courtyard garden & Garage



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DESCRIPTION

Old School Hall is a traditional Cotswold Stone Cottage, linked on one side with accommodation arranged over 2 floors. Fully fitted open plan kitchen/dining room with woodburner. There are Cotswold Stone mullion windows throughout the majority of the property. Spacious sitting room with built in bookshelves and woodburner. The main bedroom has an adjoining shower room, two further double bedrooms with a family bathroom. Old School Hall will suit a variety of buyers who want to be in this popular village either on a full or part time basis.

Outside is a stone paved courtyard garden, enclosed to one side with a high mature hedge with a bed of attractive shrubs and to the other side a Cotswold stone wall underplanted with lavender. One parking space to the front of the property and a single garage.

SITUATION & AMENITIES

Churchill is a particularly popular village situated on the Gloucestershire/Oxfordshire borders, in the designated Cotswold Area of Outstanding Natural Beauty near the market town of Chipping Norton. At the heart of the village is the popular Chequers Inn pub which sits opposite the village green, there is a cricket pitch and All Saints Church. In nearby Kingham, there is a village shop with a post office, along with a primary school (OFSTED rates Outstanding) and the highly rated Kingham Plough pub and the Wild Rabbit, with the acclaimed Daylesford Organic Farm Shop a short drive away. Stonebarn Fitness Gym is close by in Chipping Norton and Soho Farmhouse is also a 20 minute drive away. Within the market town of Chipping Norton are further facilities including a variety of shops, supermarkets, restaurants and a theatre, with the City of Oxford 24 miles to the south, providing a comprehensive range of facilities.

Secondary schools can be found in Chipping Norton, Bourton on the Water and Burford and a range of private schools are also within easy reach, including Kitebrook, The Wychwood School and Kingham Hill School, as well as the many private schools in

and around Oxford and Cheltenham. Day-to-day amenities can be found in Chipping Norton, Stow-on-the-Wold and Burford, with a wider selection at Cheltenham and Oxford.

Communications are excellent with rail links from Kingham to Oxford and London Paddington, and with the national motorway network via the A40 or the A44 leading to the M40 and the M5.

Leisure facilities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon and golf at nearby Lyneham and Burford. The surrounding countryside also offers an extensive network of footpaths and bridleways in a beautiful landscape.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. (Broadband & Gigaclear available in the village). No tests on the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX

Band E

VIEWINGS

Please telephone Butler Sherborn, Stow Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk.

DIRECTIONS (POSTCODE OX7 6NW)

From Stow-on-the-Wold take the A436 towards Chipping Norton, after about 2.5 miles take the right-hand turn signposted to Kingham and Daylesford. At the T junction turn right to Kingham. Turn left by the village green, drive straight on to Churchill. Once in the village, after 500 yards you will come to a T junction, take a right, pass the pub and round the bend and Old School Hall will be found on your right-hand side.

what3words: ///heats.sometimes.flexibly



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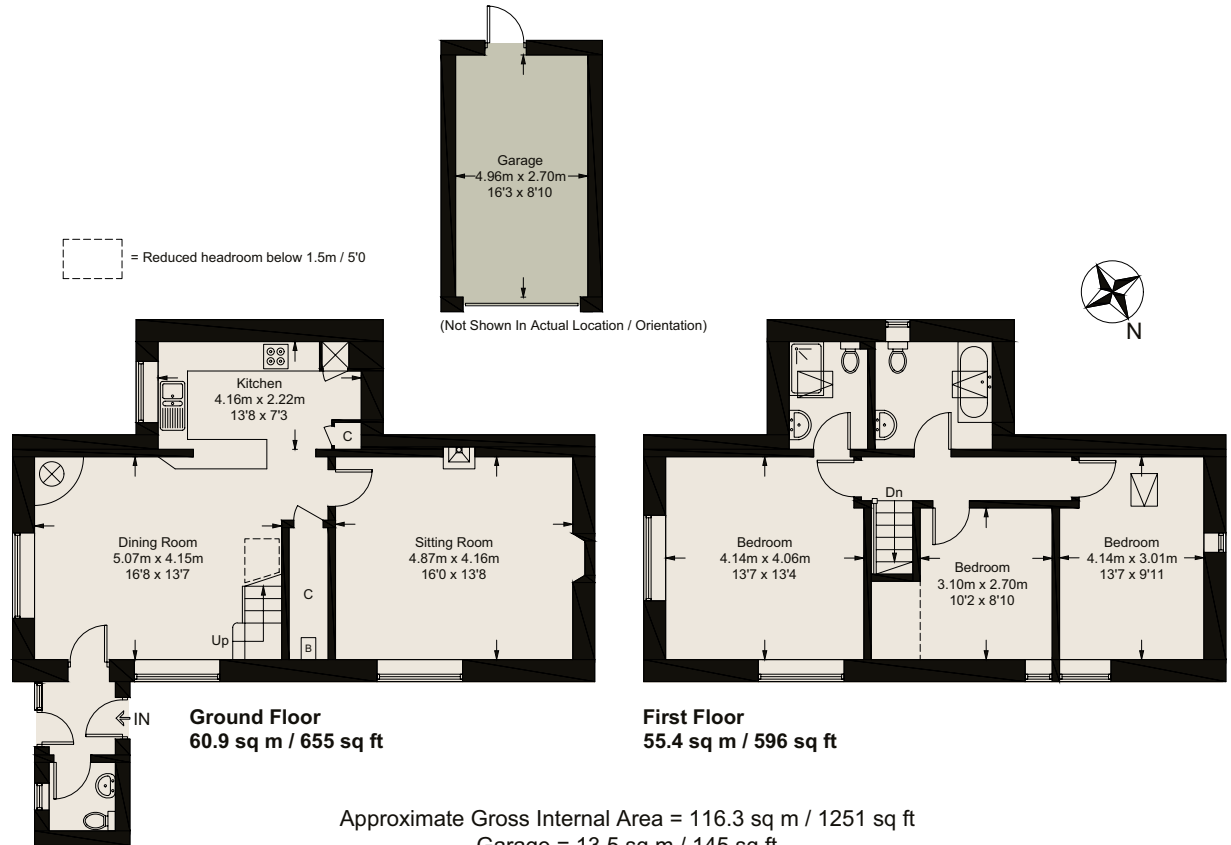


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1081765)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			70

