

# THE FARMSTEAD

GREAT ROLLRIGHT, OXFORDSHIRE





An attractive Grade II Listed Cotswold stone cottage with gardens and parking, set in a popular village near Chipping Norton.

**Ground Floor:** Sitting Room • Dining/Study/Bedroom  
Cloakroom/Shower Room • Kitchen/Breakfast Room  
Utility

**First Floor:** Main Bedroom with a Shower Room  
2 further bedrooms on the first floor • Bathroom  
Studio/Bedroom 5 on the first floor

**Second Floor:** Galleried Landing/Library  
Bedroom 4 on the second floor • Loft for storage

**Outside:** Rear terraced and lawned garden  
Parking for 2 cars • All set in about 0.15 Acre

**Butler  
Sherborn**

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## DESCRIPTION

The Farmstead is a wonderful home that has been comprehensively restored and modernised by the current owners exposing and keeping many of the original features and characteristics, offering flexible accommodation with 2,668 sq.ft. of living space. The property is constructed of Cotswold stone, with Cotswold stone walling around the boundary

Dating back from the late 1600's the property has been developed and renovated to create a spacious family home with flexible accommodation over three floors. Many traditional features have been sympathetically maintained with use of reclaimed materials and appropriate building methods to keep the character and history of this delightful property.

There are many period features, such as inglenooks, bedroom fireplaces, flagstone and wooden floors, reclaimed wooden doors and exposed beams.

Other improvements include well appointed bath and shower rooms and the landscaping of the pretty gardens to incorporate the Cotswold stone walled two car parking bay.

The impressive double sitting room has two attractive fireplaces, one of which is a large inglenook. Adjacent to the sitting room is the study which features a fireplace with lined chimney and which easily doubles up as a guest room. Moving through the central lobby containing an area for coats/shoes and a shower room there is a generous kitchen/breakfast room which opens out onto the terrace. Above the kitchen is a large studio, with a wonderful A frame ceiling, exposed beams and rooflights.

The first floor in the main part of the house has a spacious landing with three bedrooms, one of which is a delightful en-suite featuring a period fireplace. The 2nd floor gallery leads to a lovely 4th bedroom with rooflight and exposed beams.





The south-facing front aspect has a most attractive wisteria under planted with shrubs and flowers in the raised beds below. The terrace has raised vegetable beds. Stone steps lead to the lawn with a delightful sitting area and a large wooden shed. This garden has been beautifully maintained, with a variety of fruit trees, and a wide well stocked border.

The gravelled parking area has space for two cars, and a pedestrian gate leading to the rear garden. Access to the road is via Right of Way over the privately owned drive.

Great Rollright is a small rural village, within a Conservation Area, situated on the eastern edge of the Cotswold Hills close to the popular market town of Chipping Norton. The area is very popular with walkers and cyclists, benefiting from a network of footpaths and bridleways. Lying within the Oxfordshire Cotswolds Area of Outstanding Natural Beauty, it enjoys a range of local amenities including Wyatt's Farm Shop, a thriving and popular Primary School and the Parish Church.

## SERVICES

Mains water, electricity and drainage. Ground Source heat pump.. Kitchen, studio, lobbying and utility have under floor heating. Gigaclear (No tests to the suitability of services have been carried out).

## COUNCIL TAX Band F

## EPC Rating E (44)

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded but may be available to purchase 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 quasieasements 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.

## LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX8 6NB.

T: 01993 861000 W: [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office (01451) 830731 or email [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk).





## DIRECTIONS (OX7 5RR)

On entering the village from the A44 turn left (sign posted for Village Church). at The Green, go straight down Old Forge Road (pass right turn to Chapel End). The Farmstead can be found on the left hand side.

**what3words:** ///quite.amplified.seriously



### Towns

Chipping Norton 3.0 miles  
Banbury 11.6 miles  
Stow on the Wold 10.2 miles



### Pubs

The Red Lion Long Compton 2.9 miles  
The Falkland Arms Great Tew 9.4 miles  
The Wild Rabbit Kingham 7.6 miles



### Schools

Great Rollright Primary School 0.7 mile  
Chipping Norton School 3.7 miles  
Kingham Hill, Kingham 8.7 miles



### Train station

Banbury 12.1 miles  
Kingham Station 8.2 miles  
Moreton in Marsh station 9.2 miles

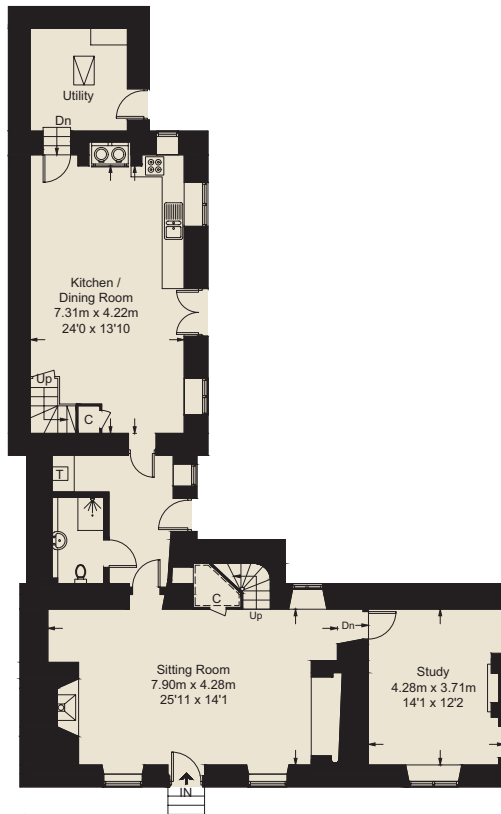


### Membership Clubs

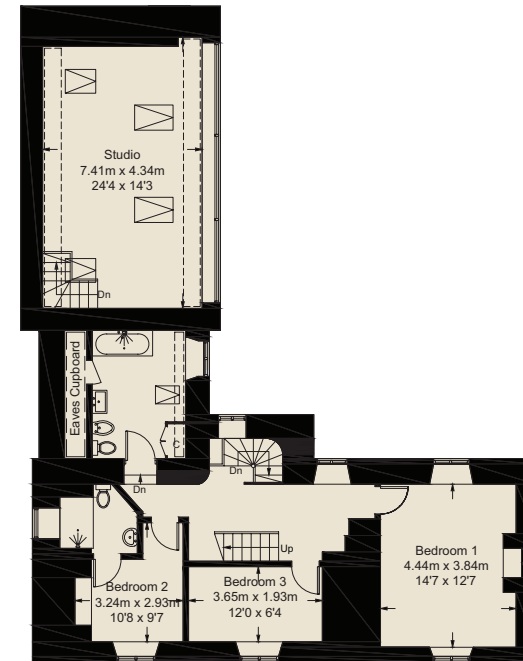
Soho Farmhouse 10.7 miles  
Daylesford Organic/Bamford 7.1 miles

**Butler  
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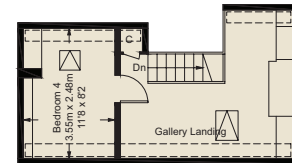
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**Ground Floor**  
117.2 sq m / 1261 sq ft



**First Floor**  
105.3 sq m / 1134 sq ft



**Second Floor**  
25.4 sq m / 273 sq ft

Approximate Gross Internal Area = 247.9 sq m / 2668 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1202943)

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