

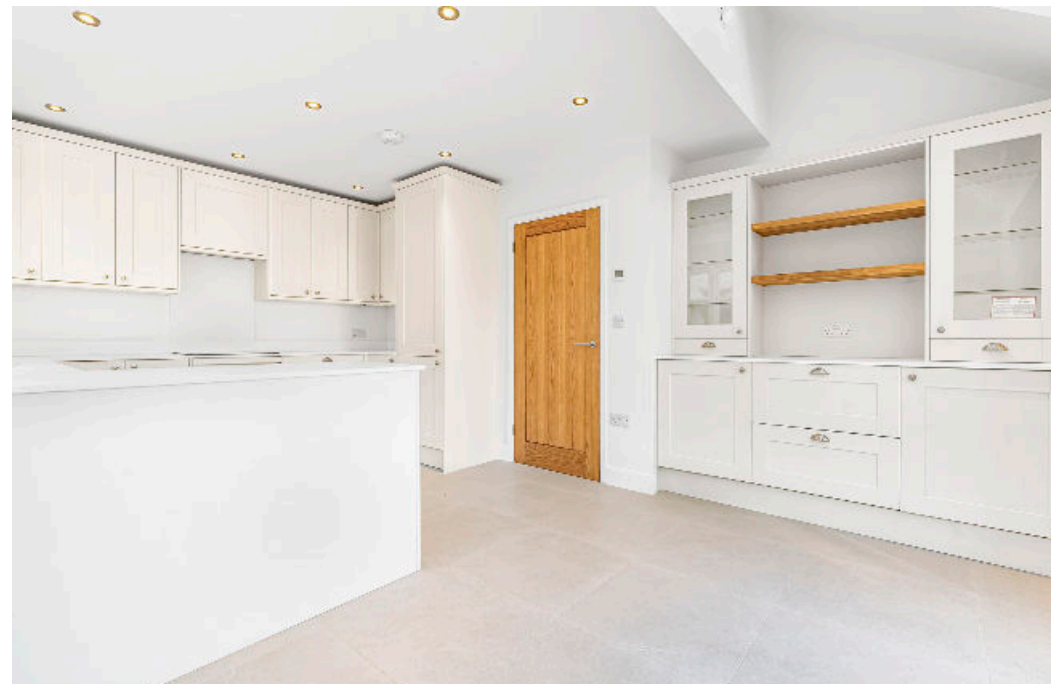
1 The Sycamores, Chipping Norton



The Sycamores

An exceptionally well-designed new detached Cotswold stone house with a high spec finish and a short walk to the high street.

1 & 2 The Sycamores are two stunning new build properties by bespoke developers Manor House Stone. Known for their quality build and eye for detail, these properties provide a large kitchen/diner, living room and four bedrooms, three bathrooms, downstairs cloaks and an integral garage. The houses can be found tucked away down a private road but only moments from the bustling town centre of historic Chipping Norton.



Tenure: Available freehold

Local authority: West Oxfordshire District Council

Council tax band: F



The property

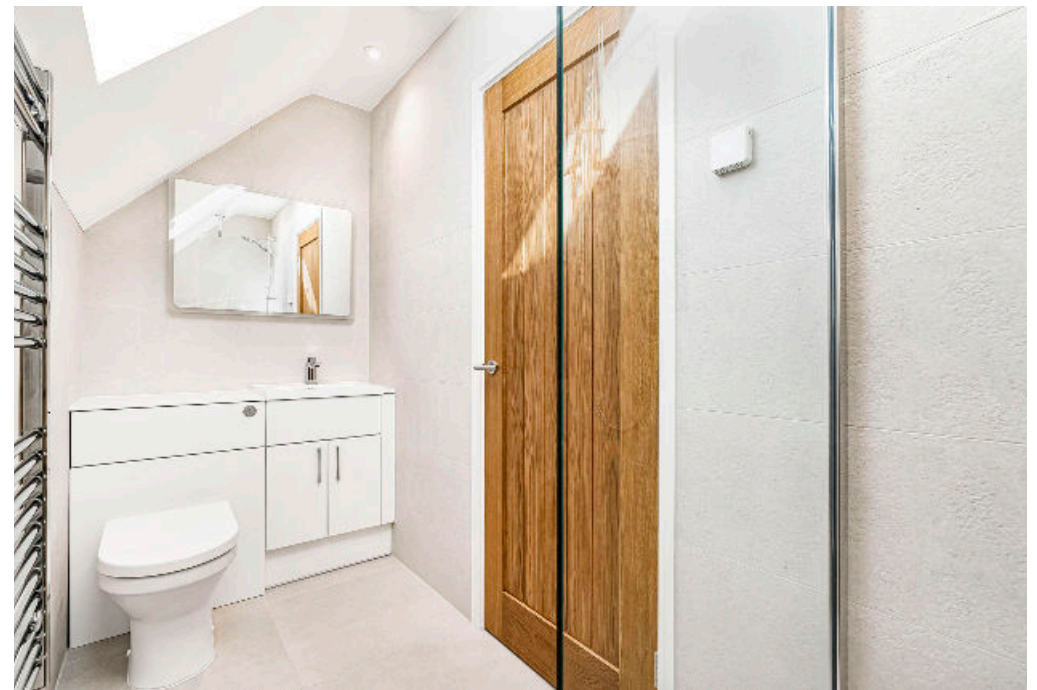
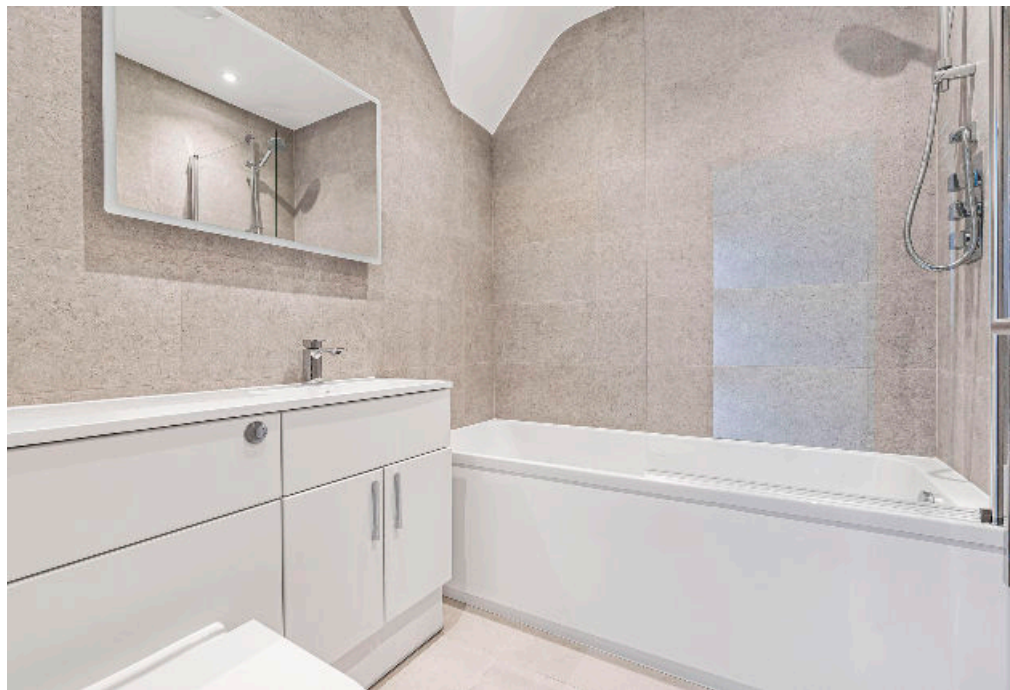
The properties benefit from a high B EPC rating due to an air source pump with underfloor heating on both the ground and first floors. The all-white kitchen, with composite stone worktops, are fitted with integrated Bosch appliances.

Each room has individual thermostats and BT Fibre broadband has been installed. In addition to the garage, there is another parking spot alongside the electric car charging point. There is also a water harvesting system and secure fenced-in gardens.

Viewings

By prior appointment with Knight Frank.







Location

Located in the historic market town of Chipping Norton, 1 & 2 Sycamores is perfectly located. Chipping Norton has an extensive range of facilities with supermarkets, restaurants, hotels and shops.

The iconic towns of Stow-on-the-Wold, Moreton-in-Marsh and Oxford provide further amenities and are located just a short drive away. World-famous Daylesford Organic Farm Shop and Private members club Soho Farmhouse are also found close by, at approximately 7 miles away. Chipping Norton is surrounded by a range of leisure facilities, including racing at Stratford-upon-Avon, Warwick and Cheltenham; golf at Naunton Downs, Lyneham and Chipping Norton; polo at Kirtlington and Cirencester Park. 1 & 2 Sycamores has good access to excellent independent and state schooling, including Kitebrook, Tudor Hall, Kingham Hill and the Oxford schools, including The Dragon. It is also well located for commuters as the close-by M40 (Junctions 11 to 8) provides easy access to London, Heathrow Airport and the Midlands. Rail links are excellent, with regular services from Kingham and Banbury to London from 55 minutes.

Distances

Kingham 5 miles (BR Station to London Paddington 85 minutes)

Daylesford 6 miles

Soho Farmhouse 7 miles

Stow-on-the-Wold 9 miles

Burford 11 miles

Banbury 15 miles (BR Station to London Marylebone 55 minutes)

Oxford 19 miles London 77 miles

(All distances and times are approximate)

Approximate Gross Internal Area = 114.88 sq m / 1237 sq ft

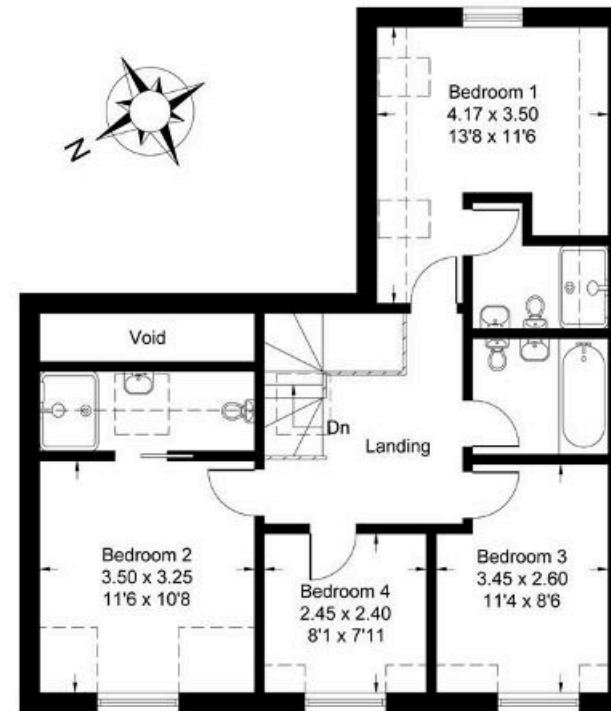
Garage = 19.89 sq m / 214 sq ft

Total = 134.77 sq m / 1451 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



Ground Floor



First Floor

Knight Frank
Oxford Sales
274 Banbury Road
Oxford
OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Harry Sheppard
01865 264879
harry.sheppard@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 15/11/2023. Photographs and videos dated 15/11/2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

