



Rock Hill House
Rock Hill | Chipping Norton | OX7 5BA

FINE & COUNTRY

ROCK HILL HOUSE

A stunning Georgian country home which is not listed and is situated in the heart of Chipping Norton, yet is set back along a sweeping drive offering peace and privacy. The property comprises two cloakrooms, breakfast kitchen, utility room, cellar, five receptions room, home office, five bedrooms, five bathrooms, wonderful gardens, and parking for twenty cars. An outstanding residence which must be viewed.



Accommodation summary

A truly stunning, unlisted country home of outstanding quality, situated in the heart of Chipping Norton town centre and being close to many amenities but also being set back at the end of a long sweeping drive, providing peace and privacy.

Rock Hill House affords many features one would expect of a Georgian home with an abundance of character throughout.

Just a short walk from local shops, pubs and places to eat, this wonderful home offers flexible accommodation throughout and has been lovingly cared for by the current owners, with the implementation of some recent improvements throughout, including new windows across the front of the house and some to the side, new glass installed in the orangery, and a full upgrade of both of the downstairs cloakrooms.

Ground Floor –

Upon entering, the hall has flag stone flooring and a sweeping staircase which leads to the first floor. There has also been a large amount of newly laid wood flooring to parts of the ground floor.

There is an inner hall which provides access to a large cellar and the cloakroom/WC, whilst access is also provided to an immaculate cellar.

The breakfast kitchen has ample workspace, a Rangemaster oven, an integrated fridge/freezer, dishwasher and space for a table to seat eight guests.

There are windows to two elevations which provide a good degree of natural light.

The utility room has space for appliances, a range of fitted units, a window and stable door to the side, a Velux window, and access to a second cloakroom/WC.

Without doubt, one of the main selling features of Rock Hill House is the vast orangery/dining room. With space for a table to seat more than twenty guests, this is the ideal venue for a dinner party. There is underfloor heating, a large glass roof which provides excellent natural light along with five sets of large sash windows whilst a door opens out to the formal garden.

From the orangery, glass doors lead to another lovely reception room with a feature fireplace and windows to the front and side elevations.

The large sitting room is the perfect place to get together with friends and family, or to retire to after a dinner party. There are fitted bookshelves and a wood burning stove in a feature surround.

The drawing room is a lovely room and like many others, has lovely high ceilings.

There is a feature fireplace and a window to the front elevation.

Another excellent and very large reception room, located just off the breakfast kitchen is the games room which is a very versatile room.

There is space for a snooker or pool table or potential to use this excellent space as a gymnasium. With the relevant permissions, this room could be opened up from the kitchen to create a large family room but this could also serve as a potential annexe to enable an elderly relative to live with family, yet still enjoy their own independence.

The family room is also a flexible room and has an open fire and windows to the side and front elevations.

Completing the ground floor accommodation is the home office which has recently been re-fitted with Neville Johnson furniture and is the ideal space for anybody wanting to work from home.

This spacious study has two windows and a door to the rear and access to the rear hall which has a door opening out to the garden.

Lower Ground Floor –

Rock Hill House also benefits from an immaculate cellar











Seller Insight

“The location and position of the property was a big part of the appeal for us. Rock Hill House is tucked away in just under one acre of private grounds and no one knows that we are here, yet everything we need is easily accessible, so it really is the best of both worlds,” say the owners.

“There are lots of local foodie pubs with great reviews nearby, as well as a range of restaurants, coffee shops, shops, and supermarkets, including Marks & Spencer and Aldi which are both within walking distance. I'm a member of Soho Farmhouse which is just 10 minutes away and there are buses to schools in Oxford and the surrounding area which was useful to us as a family when we moved here 17 years ago. There's something for everyone to enjoy, including the new living room cinema where you can watch films on a comfortable sofa with cocktails, along with the local theatre where we can often see comedians on their trial run for upcoming national tours.”

“The fully enclosed outside space is split into different areas. We have masses of parking available which is useful when we're entertaining and we've enjoyed hosting our annual firework display and summer parties with marquees and outside catering. The large patio is the ideal spot for relaxing and get-togethers with friends and we can stay out there well into the evening as we have patio heaters to keep us warm as the sun goes down. We've spent a lot of time and effort in the garden, which is now full of wonderful roses, flower borders, and raised beds where we grow our own fruit and vegetables.”

“The large, square rooms have lovely high ceilings and there's plenty of space for us all but it never feels overwhelming. The orangery is a really special place as we open the doors out to the garden in summer and enjoy the warmth and cosiness from the underfloor heating in winter. It's an amazing room where we entertain, relax with a good book, and simply sit and take in the ever-changing views. The games room is another well-used family favourite where we've played endless games of pool and darts together and it doubles up perfectly as a music room too.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

First Floor –

To the first floor, the landing has two windows which allow more natural light to pour in, an airing cupboard and further built in storage cupboards.

Access is provided to five double bedrooms which all benefit from having their own en-suites.

The feature bedroom is very spacious and has ample built in wardrobes, three windows to the front elevation and a window to the rear.

Access is provided to the en-suite bathroom which has a freestanding claw footed bath, separate shower cubical and a window to the rear.

The guest bedroom has a window to the side, direct access to its own dressing room with a window to the side and a door to the en-suite which has a bath and separate shower cubical.

The third double bedroom is located to the front of the house and its en-suite also benefits from a bath and separate shower cubical.

The fourth double bedroom has a window to the front which provides a lovely view over the lawns and sweeping drive and also has a window to the side.

The fourth en-suite also has both a bath and separate shower cubical.

Completing the first floor accommodation is the fifth double bedroom with a window to the front and access to an en-suite shower room.











Outside

The grounds at Rock Hill House are glorious and wrap around the property.

There are different sections to the gardens to explore and enjoy with the formal garden being situated at the rear of the large orangery which could provide the perfect place for summer drinks and canapes before a dinner party.

It has a central water feature and a gate which leads to an orchard/vegetable garden.

There are many fruit trees, raised planting beds to grow vegetables, an outbuilding ideal for potting and a large greenhouse.

There is an additional space to the rear of the property that is ideal for alfresco dining and there is an undercover hot tub which sits on a raised decking area.

To the front of the property, and along the sweeping drive, stunning lawn areas can be found with immaculate borders and there is comfortable parking for twenty cars with a recently installed EVC unit too.

Currently one of the most stunning homes for sale in the area, an internal viewing is essential to appreciate the size, quality and flexibility of this wonderful accommodation offered.

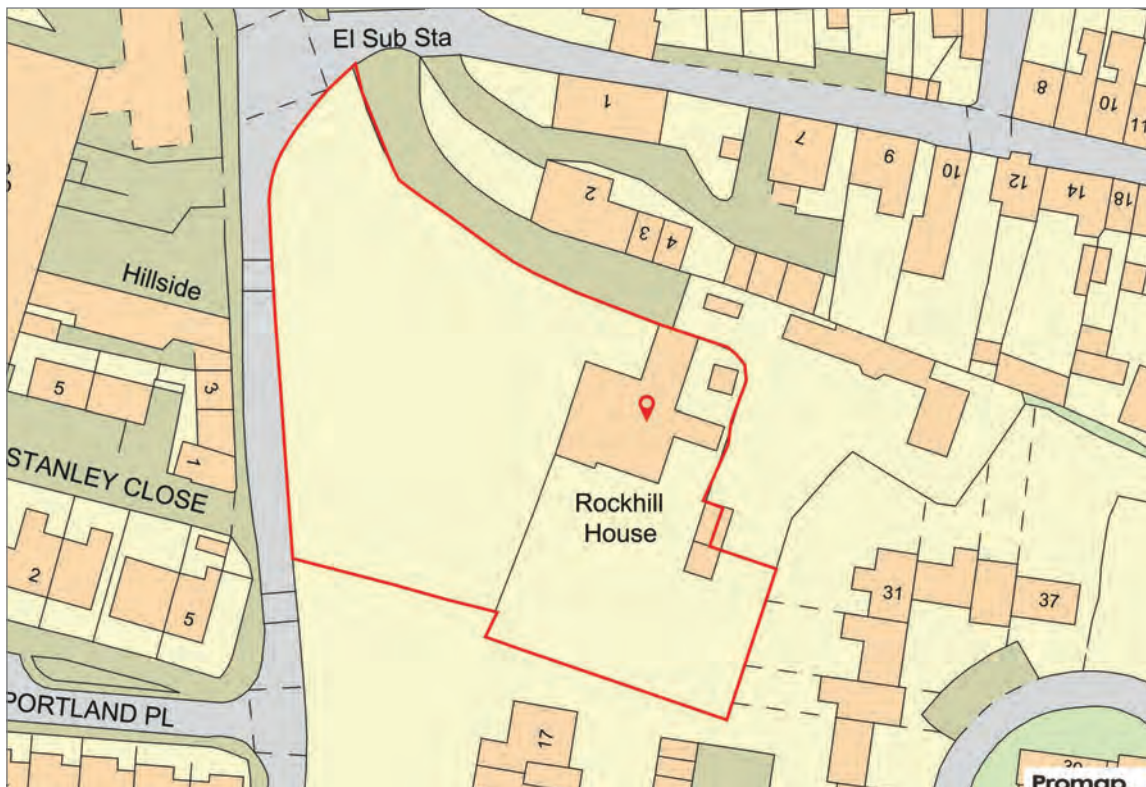




LOCATION

Chipping Norton is situated around twelve miles South-West of Banbury, around eighteen miles North-West of Oxford and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour. It is also a convenient location for Soho Farmhouse.





Services, Utilities & Property Information

Utilities – Mains water and sewerage supply, gas fired central heating, electricity supply.

Mobile Phone Coverage -

There is 4G available in the area but we advise you to check with your provider

Broadband Availability –

There is superb fast broadband with a speed of 80 mbps.

Rights and easements – Within the first few feet of the approach to Rock Hill House, there is a right of way over the neighbouring driveway before the private drive to the property.

Tenure - Freehold

Local Authority:

Oxfordshire County Council, Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only



Guide price £1,850,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

OVERALL TOTALS: 5262 sq ft, 488 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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