



The Granary  
Home Farm | Main Street | Over Norton | Oxfordshire | OX7 5PU

FINE & COUNTRY



# THE GRANARY

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*The Granary is an exceptional Grade 11 listed barn conversion tucked away behind a beautiful walled garden in the sought-after village of Over Norton.*

This superb four bedroom home is hidden away in a delightful setting behind a stunning walled garden in the sought-after village of Over Norton, less than a mile from Chipping Norton.

The Granary is an exquisite barn conversion offering the perfect blend of Cotswold charm and modern comfort and luxury.

At over 1800 sq. ft, the property offers a generous and versatile layout and could be a practical family home or a wonderful Cotswold retreat. The property is immaculately presented throughout, with a contemporary style that perfectly complements the beautiful character features including oak and tile flooring, exposed beams and a wonderful fireplace with wood burning stove in the large reception room.

The outside space is an absolute delight. The property is tucked away in a wonderfully private and peaceful setting with a glorious enclosed South-facing Garden.





## Ground Floor

As you step through the front door, the welcoming and generous entrance hall will charm you instantly with its beautiful oak floor and exposed beams and brickwork. From here you move to the sitting room on the right and the kitchen / diner to the left, as well as access to the staircase and cloakroom.

The super dual aspect sitting room is stunning and a great space at 23'10 x 15'4. It boasts beautiful window seats, exposed beams and oak floor and a wonderful fireplace with wood burning stove. The kitchen / diner is the perfect blend of farmhouse charm and modern convenience. It is another great space with a central island and space for a large table and sitting area as well as a door to the side garden.

























## First Floor

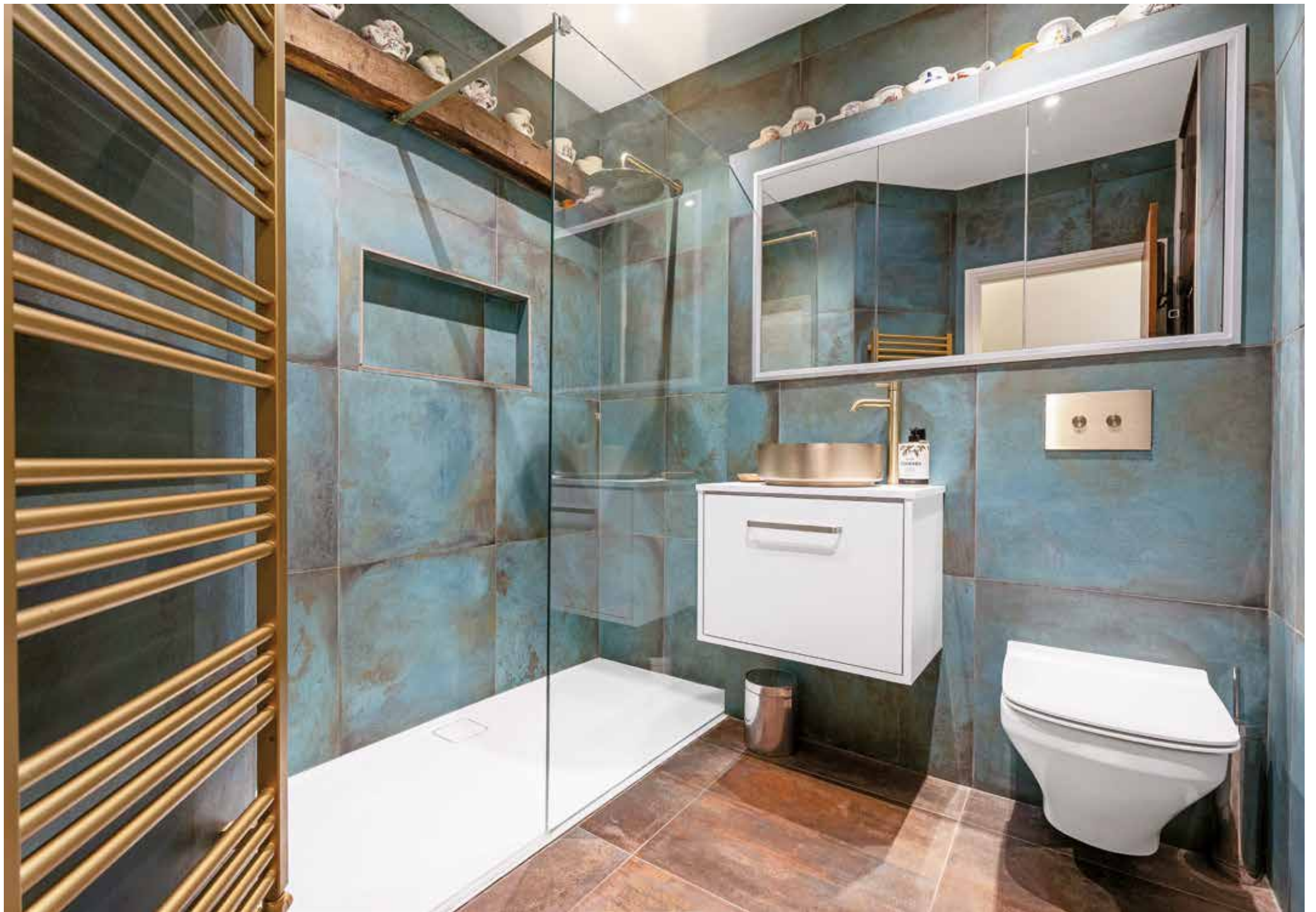
Stairs rise from the entrance hall to the first floor, where the character and beautiful décor continue without compromise with immaculate bedrooms and contemporary bathrooms. There is an impressive principal suite with a fabulous shower room. There are three more bedrooms and another stunning bathroom with bath and shower.



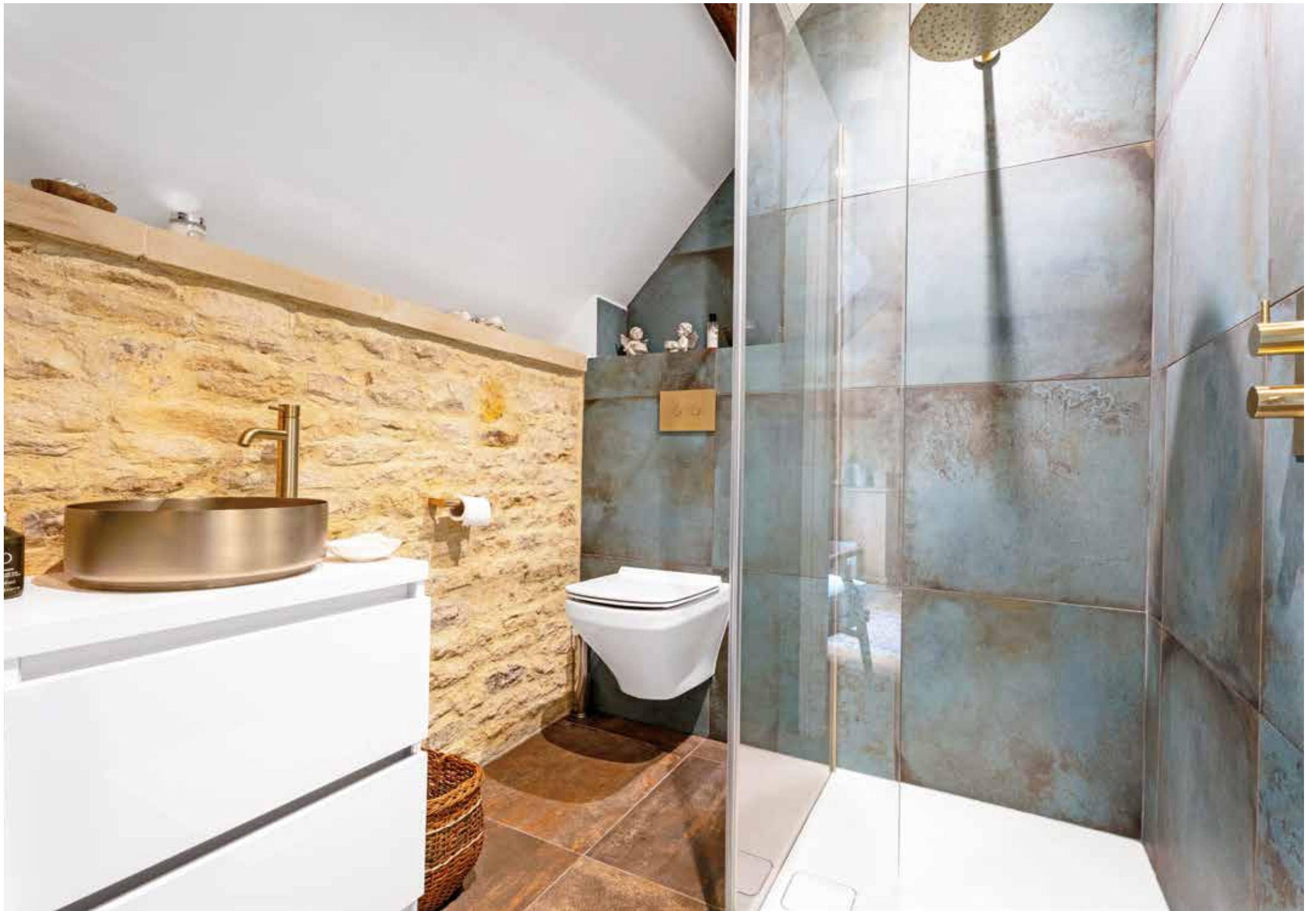






















### Step Outside

The Granary is tucked away behind a beautiful walled garden. This South-facing cottage garden is a true haven and wonderfully private, beautifully designed to make the most of the space and sun throughout the year. The garden is perfect for keen gardeners, little explorers and al fresco dining with a wonderful patio area under a pergola, large lawn area, and a variety of shrubs and trees offering colour and wildlife through the seasons. There is also a lovely patio area to the side of the house and a large shed. There are also two parking spaces allocated to the property.

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## LOCATION

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Over Norton is a sought after village perfectly located less than a mile from Chipping Norton in Oxfordshire.

Chipping Norton is a picturesque and sought-after market town in the Cotswolds, popular with locals and visitors alike due to its range of amenities and access to some of the area's most famous spots, including Daylesford Organic, Soho Farmhouse, and Jeremy Clarkson's Diddly Squat Farm Shop.

Whilst there are many reasons why Chipping Norton attracts so many visitors, it is also a great place to live and has a real heart to it made up of a lovely community. There are a range of practical amenities, including a doctor's surgery, hospital, pharmacy, vets, independent shops and larger supermarkets, a wide choice of places to eat and drink, a fabulous theatre, a cinema and so much more and all just 5 miles from Kingham Train Station with its direct link to London Paddington.

Over Norton is surrounded by many more beautiful Cotswold villages, all with great scenery and walks and many fine restaurants and pubs.

Directions - Postcode: OX7 5NU / what3words: orange.special.swarm







**Services:**

Mains water, drainage and electricity. Oil fired central heating.  
 Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider

**Broadband Availability** - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps

**Special Notes** - There are covenants on the property - please speak with the agent for further information.

The property is situated in a conservation area.

**Construction Type** - Standard

There is off street parking for 2 vehicles

**Tenure** - Freehold

**Local Authority**

West Oxfordshire District Council  
 Council Tax Band G

**Viewing Arrangements**

Strictly via the vendors sole agents Fine & Country on 01608 619 919.



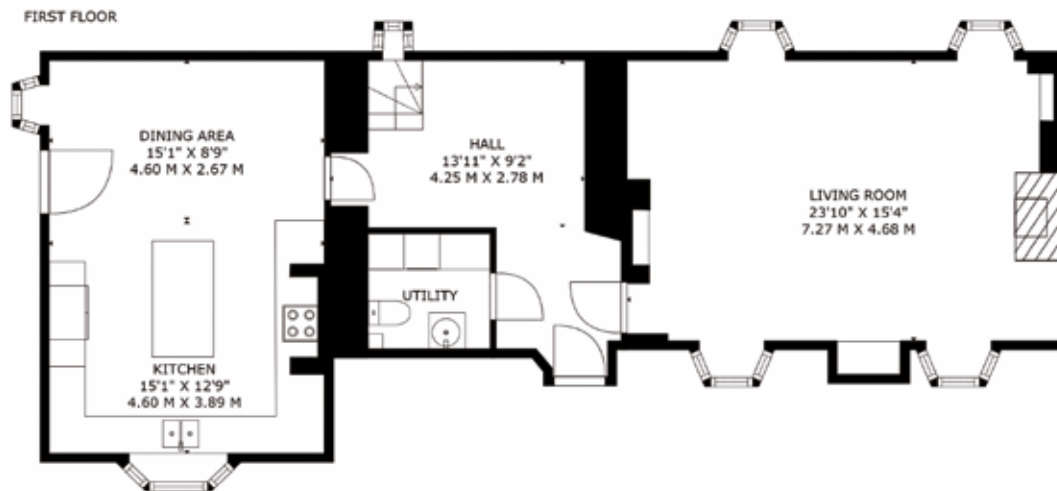
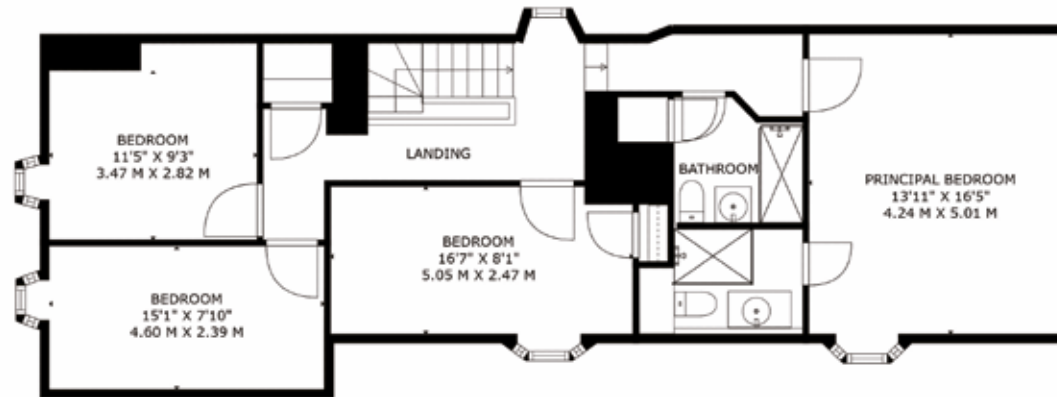
**Website**

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

**Opening Hours:**

Monday to Friday 9.00 am - 5.30 pm  
 Saturday 9.00 am - 4.30 pm  
 Sunday By appointment only





GROUND FLOOR

GROSS INTERNAL AREA: 1832 sq ft, 170 m2  
 LOW CEILINGS: 142 sq ft, 14 m2

**OVERALL TOTALS: 1974 sq ft, 184 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY











EMMA BROOKS MNAEA  
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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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