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Tayler & Fletcher



Oldner Hollow Charlbury Road

Chipping Norton, OX7 5XH

Guide Price £1,500,000



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This custom-built home features a living room, Study, spacious kitchen/diner/family room with an adjacent sunroom which includes a roof lantern, plus a porch, utility room and cloakroom. Upstairs are three double bedrooms, each with an ensuite, and one with a walk-in wardrobe. Underfloor heating throughout. The separate annexe, Oldner Barn, offers open-plan living with one bedroom and an ensuite. Additionally there is an Oak framed garden room / office. This home is available as an end of chain purchase.

LOCATION

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of National and Independent Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, excellent Primary and Secondary Schools and electric vehicle charging points in New Street, car park. It is conveniently situated, being within easy travelling distance of Banbury (12.9 miles with M40 link), Oxford (19.7 miles), Witney (15.5 miles), and Stratford-upon-Avon (22vmiles). Main line train services to London (Paddington) are available from Charlbury (6.6 miles) and Kingham (5.3 miles). (All distances are approximate). The town is also within easy reach of Soho farmhouse.

DESCRIPTION

Completed in 2017 by the current owner, this bespoke-designed home offers a flexible layout, living room, Study, spacious kitchen/diner/family room with an adjacent sunroom which includes a roof lantern. The ground floor also features a porch, utility room and cloakroom. Upstairs, there are three double bedrooms, each with an ensuite, and one with a walk-in wardrobe. Underfloor heating is installed

throughout. The separate dwelling, Oldner Barn, currently used as a holiday let generating an average of £34,000 rental income PA (www.oldner-barn.co.uk), offers open-plan living with one bedroom and an ensuite. This also has an outside space. Set in approximately 2/3 of an acre with another outbuilding used as a garden room / office, the property enjoys stunning rural views across open fields. Electric gates open onto a large driveway, leading to triple oak-framed carports with storage above. Oldner barn has a website <https://www.oldner-barn.co.uk/>

ACCOMMODATION

The ground floor offers a living room, Study, spacious kitchen/diner/family room with an adjacent sunroom which includes a roof lantern. A porch, utility room and cloakroom complete the layout. The three double bedrooms to the first floor all benefit from en-suite facilities, one bedroom also has a walk in wardrobe.

GROUND FLOOR

The ground floor offers a living room, Study, spacious kitchen/diner/family room with an adjacent sunroom which includes a roof lantern. A porch, utility room and cloakroom complete the layout.





FIRST FLOOR

Upstairs features three spacious double bedrooms, all with en-suite bathrooms, including one with a walk-in wardrobe. The entire floor benefits from underfloor heating.

OUTSIDE

Set on around two-thirds of an acre, mostly laid to lawn, the property boasts breathtaking views over open countryside. Electric gates open to a spacious driveway, leading to triple oak-framed carports with overhead storage. Within the grounds, a separate holiday let offers its own outdoor area complete with a hot tub. There is also an Oak framed garden room / office

SERVICES

Mains Gas, Electricity and Water. are connected. Drainage via a treatment plant. Gas-fired central heating.

FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

WARRANTY

Remaining warranty by Self-Build Zone Expires June 2027

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

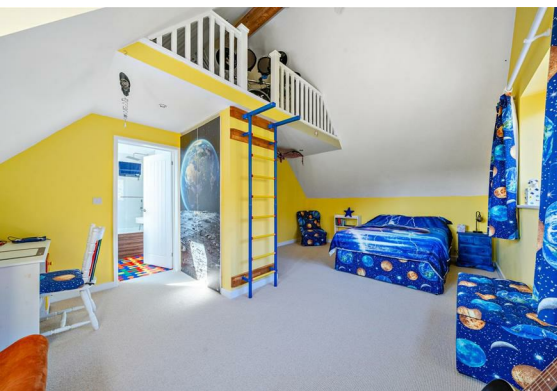
COUNCIL TAX

Oldner Hollow Band G £4,157.61 per annum

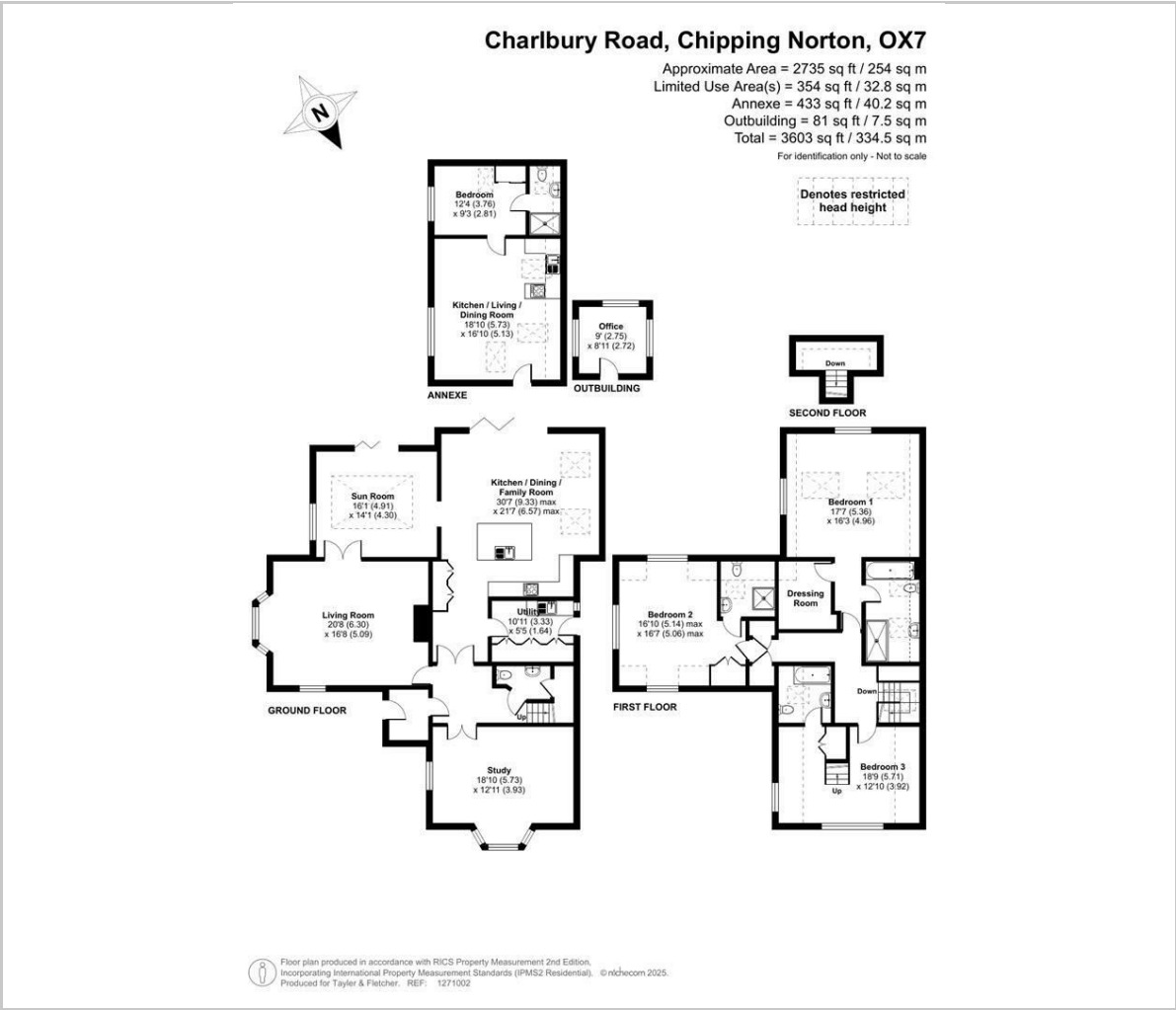
Oldner Barn Band A £1,620.86 NB. if used as a holiday let, this will be subject to a premium of 100%

VIEWING

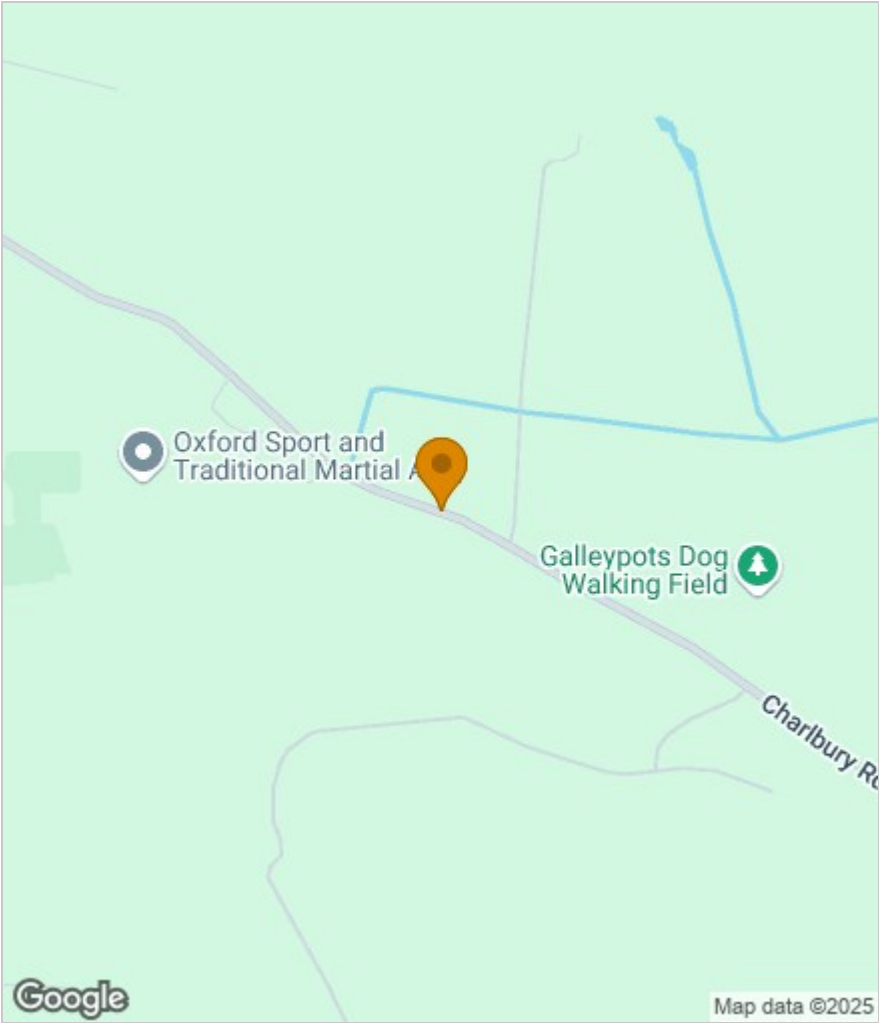
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

