

# The Lower House

## Chadlington, Oxfordshire



# TO LET

**A substantial family house, located on the edge of the village, with far reaching views over the surrounding countryside**

## Accommodation

Entrance Porch • Reception Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room • Family Room • Utility/Boot Room • Cloakroom

First Floor: 5 Bedrooms • 3 Bath/Shower Rooms

Second Floor: Nanny/Guest suite with Sitting/Bedroom, Single Bedroom & Shower Room • 2 Attic Storage Rooms

Enclosed Gardens • Orchard • Parking for several cars • Car Port and Garden Storage

## Description

The Lower House offers generous and light living accommodation arranged over three floors, whilst having many period features throughout. The property provides an ideal balance of space, comfort, and practicality and benefits from a large drawing room and dining space perfect for entertaining, alongside flexible living areas suited to both family life and home working.

The property is accessed through private gates leading to a generous driveway with parking for a number of vehicles. The extensive gardens are mainly laid to lawn, surrounding the property, with the rear garden leading to a ha-ha and backing on to open fields. There are mature hedges, orchard with numerous fruit trees, vegetable garden and paved terraces, ideal for alfresco dining.

Positioned in a highly desirable Cotswold village location, the house takes full advantage of its south facing vista with stunning far reaching views over open countryside towards the Evenlode Valley and Wychwood Forest beyond.





## Situation & Amenities

Chipping Norton 4 miles • Burford 9 miles • Stow-on-the-Wold 11 miles

Oxford 20 miles

(all distances approximate)



### Primary Schools

There are a variety of schools nearby, including Chadlington, Charlbury, Chipping Norton, Burford and Kingham.

### State Schools

Chipping Norton and Burford School.

### Private Schools

Kingham Hill, Kitebrook (Moreton-in-Marsh), St. Hughes (Faringdon).

### Shopping



Chadlington, Charlbury, Chipping Norton and Witney provide everyday shopping, whilst Oxford and Cheltenham provide further extensive shopping.

Diddy Squat Farm Shop and Daylesford Farm Shop and Spa are within easy driving distances.

### Pubs/Eateries & Private Member Clubs



Chipping Norton offer a selection of restaurants, public houses and coffee houses, with the private members clubs of Soho Farmhouse and Estelle Manor being within an accessible drive.

### Shops & Recreational



Theatres at Chipping Norton, Oxford and Cheltenham. Racing at Cheltenham. Golf at Burford, Wychwood and Kirtlington. Leisure Centres in Chipping Norton and Witney.

### Travel links



Charlbury and Kingham stations are only a short drive away with direct lines to Oxford and London Paddington.





## Fixtures and Fittings

Available to let **Unfurnished**. Electric Aga, integral dishwasher and fridge freezer. Utility/Boot Room: Washing machine and space for tumble dryer. There are open fires in the family room and drawing room.

*(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).*

## Services



Mains Water



Mains Electricity



Septic Tank Drainage



Oil Fire Central Heating



Broadband availability subject to individual packages and transfer regulations. Gigaclear Broadband is available in the village. Broadband accessibility can be checked online via; [checker.ofcom.org.uk](http://checker.ofcom.org.uk). Sky Television has been connected at the property previously.

## Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

West Oxfordshire District Council – Tel: 01993 861000. Council Tax Band G.

**Viewings** Strictly by appointment - Tel: 01993 822325

**Postcode** OX7 3LX

## Directions

From the centre of Chipping Norton go south on the A361 to Burford. After about 1.75 miles, turn left signposted Chadlington. On entering the village proceed to the crossroads at the centre of the village turning left for East End and Charlbury. Continue past the village Church and take the third turning to the right just before the terrace of houses. Proceed down the eastern side of the farmyard and The Lower House driveway can then be found on the left hand side.

**What3Words** ///perfected.openings.springing



**Disclaimer**  
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.



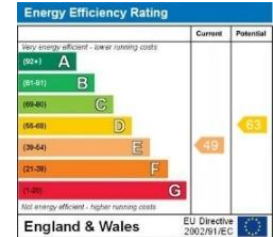
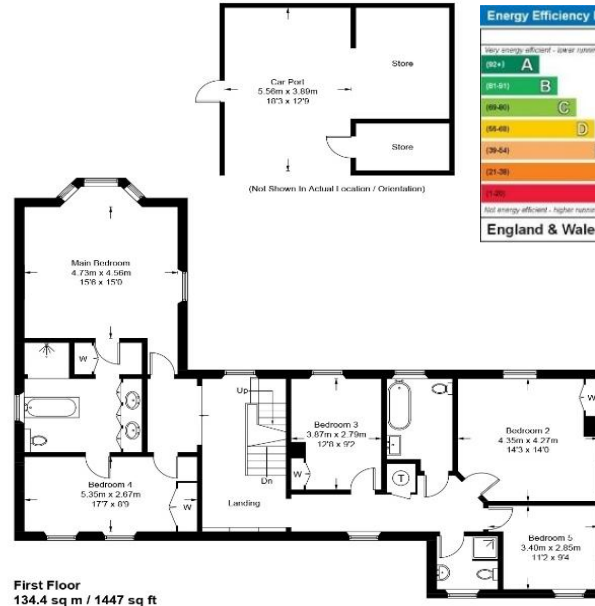




# The Lower House, Manor Farm, Chadlington, OX7 3LX



- - - - - = Reduced headroom below 1.5m / 5'0"



## Burford Office

2 Lower High Street, Burford,  
Oxfordshire, OX18 4RR  
T 01993 822 325  
E [vanessa@butlersherborn.co.uk](mailto:vanessa@butlersherborn.co.uk)  
E [karen@butlersherborn.co.uk](mailto:karen@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



Approximate Gross Internal Area = 384.8 sq m / 4142 sq ft  
(Excluding Carport)

Outbuilding = 16.4 sq m / 176 sq ft

Total = 401.2 sq m / 4318 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID1016753)