



THE OLD SCHOOL
Church Enstone, Chipping Norton



A CHARACTERFUL COTSWOLD CONVERSION

			EPC
3	2	1	E
			

Local Authority: West Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, drainage and oil-fired central heating



THE PROPERTY

The Old School is an exceptional Cotswold stone home, sensitively converted to create a home of both architectural character and refined comfort. Extending to approximately 1,822 sq ft (169 sq m), the accommodation is thoughtfully arranged across two floors, offering an elegant balance of reception and bedroom space.

Approached via a gravelled forecourt and set behind climbing greenery, the property presents a highly attractive façade, rich in period detail. The generous proportion of the ground floor and well-configured first floor provide a versatile and well-balanced layout, ideally suited to modern country living.





MORE ABOUT THE PROPERTY

The interiors combine understated elegance with authentic period features, creating a warm and highly inviting atmosphere. At the heart of the home lies a striking principal reception room, beautifully enhanced by exposed Cotswold stonework and a feature fireplace, offering an impressive yet comfortable living space.

The kitchen/breakfast room is well-proportioned and practical, with direct flow into a bright conservatory, providing an additional reception area ideally suited to informal dining or relaxed seating with garden views. Ancillary spaces include a ground floor shower room, utility/store areas, and extensive built-in storage.

To the first floor are three well-appointed bedrooms, including a generous principal bedroom. A family bathroom serves the upper floor, while integrated storage throughout the property further enhances practicality.



LOCATION

The Old School enjoys a quiet and highly regarded position within the village of Church Enstone, a quintessential Cotswold setting characterised by attractive period homes and a strong sense of community. Surrounded by the rolling countryside of the Cotswolds Area of Outstanding Natural Beauty, the location offers immediate access to scenic walks and rural pursuits.

The nearby market town of Chipping Norton provides a comprehensive range of amenities, including boutique shops, cafés, restaurants, and schooling. The wider Cotswolds region is celebrated for its historic villages, cultural attractions, and excellent leisure opportunities.

DISTANCES

The property is well placed for access to regional and national transport links. Local bus services connect with surrounding villages and Chipping Norton. Mainline rail services are available from Kingham with direct trains to London Paddington in around 90 minutes, while Banbury and Oxford Parkway offer additional fast services to London Marylebone. The nearby A44 provides convenient road access to Oxford, Stratford-upon-Avon, and the wider motorway network, ensuring ease of travel while retaining the tranquillity of a prime Cotswold village setting.





Approximate Gross Internal Area 1822 sq ft - 169 sq m

Ground Floor Area 1120 sq ft – 104 sq m

First Floor Area 702 sq ft – 65 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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