



PINE TREES, CHIPPING NORTON



CHARMING DETACHED STONE FARMHOUSE IN PRIVATE SETTING

Stow-on-the-Wold 9 miles, Kingham (trains to London Paddington
from 76 mins) 5 miles, Daylesford 5 miles, Soho Farmhouse 8 miles,
Oxford 21 miles. Bus services to Banbury, Oxford, Moreton and
Stratford (Distances and time approximate)



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EPC

F

Local Authority: West Oxfordshire District Council

Council Tax band: E

Tenure: Freehold

Utilities - mains electric and water, private drainage and wood burner



LOCATION

Chipping Norton is a vibrant historic market town offering a strong range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, a theatre, a leisure centre and a golf club. Renowned destinations such as Daylesford Organic Farm Shop and Soho Farmhouse are nearby, while Oxford provides extensive cultural, retail and professional services. The area is well served by highly regarded schools in both the state and private sectors, including local options in Chipping Norton, Kingham, Bledington and Kitebrook, as well as Tudor Hall, Bloxham School, Kingham Hill School, The Dragon School, Magdalen College School and Cheltenham's leading colleges. The surrounding Special Landscape Area offers superb walking and riding through rolling countryside, with nearby sporting facilities including racing at Cheltenham and Stratford-upon-Avon and golf at several local courses.







FAR REACHING VIEWS OVER THE COUNTRYSIDE

Approached through greenery that affords a natural sense of seclusion, the property presents an attractive period façade with traditional stone elevations, pitched roofs and a timeless presence that sits comfortably within its idyllic setting.

The interior offers generous and well-balanced accommodation extending to approximately 1,495 sq ft, providing an exciting opportunity for a purchaser to undertake a programme of cosmetic updating and create a bespoke country home. A central entrance hall leads through to a series of light-filled reception rooms, including a well-proportioned sitting room and a separate dining room, both enjoying pleasant outlooks over the gardens. The kitchen, adjoining pantry and boot room offer practical spaces with scope for reconfiguration, while a conservatory to the rear provides an ideal vantage point from which to admire the surrounding greenery and distant views.

The first floor comprises three comfortable bedrooms, all of which benefit from attractive outlooks, alongside a family bathroom. The layout provides flexibility and lends itself well to enhancement, with potential to modernise while retaining the character and proportions of the original house.







PRIVATE GARDEN AND GROUNDS

Outside, the gardens are a particular feature, wrapping around the property and creating a series of distinct areas, including terraced sections which include a 2-year-old hot tub with an adjacent shower area, that is included in the sale. Mature planting and more informal spaces bordered by trees and hedging.

These grounds offer both privacy and seasonal interest, with ample opportunity for landscaping or further cultivation. A range of outbuildings, including a workshop and several sheds, provide useful storage and potential for ancillary use, complemented by a carport. The grounds enjoy an elevated aspect in part, allowing for charming long-distance views that enhance the sense of tranquillity.





Approximate Floor Area = 138.9 sq m / 1495 sq ft
Outbuilding = 20.6 sq m / 222 sq ft
Total = 159.5 sq m / 1717 sq ft (Excluding Sheds)



Carport

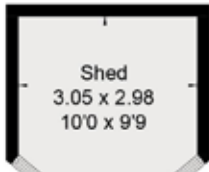
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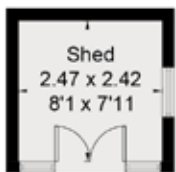
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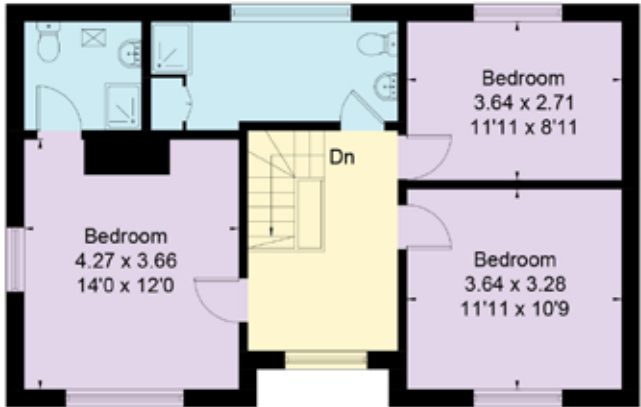
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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)



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