

HILLTOP

DUNTHROP FARM, HEYTHROP, CHIPPING NORTON, OXFORDSHIRE



A detached and private three
double bedroom house
in a countryside setting with
parking and garden

Ground Floor: Hallway • Sitting Room
Kitchen/Dining Room • Utility • Cloakroom

First Floor: Three double bedrooms
Family Bathroom • Spacious Landing

Outside: Drive with parking for approx. five cars
Generous garden all around the house

**Butler
Sherborn**

Stow-on-the-Wold Office

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DESCRIPTION

Hilltop is a three-bedroom detached house set in a secluded plot in the countryside. The house opens into the hallway with the sitting room, with log burner, off to the right and the kitchen/dining room on the left. A handy utility room with direct access to the garden and a cloakroom complete the downstairs. Upstairs there are three good size double bedrooms and the bathroom with both a bath and shower. Outside there is a big drive with ample parking and spacious garden mainly laid to lawn around the whole house. The garden is very secluded with all sides surrounded by rows of trees.

SERVICES

Mains water, electricity and private drainage. Oil fired central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded.



TENURE

Vacant with freehold possession.

COUNCIL TAX

Band D

EPC

Rating D (55)

LOCAL AUTHORITY

West Oxfordshire District Council

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office - T: 01451 830731 | E: stow@butlersherborn.co.uk.

DIRECTIONS (OX7 5TJ)

From Chipping Norton take the A361 towards Banbury. After 1.8 miles turn right towards Heythrop. Hilltop is 0.8 miles on your right

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Towns

Chipping Norton 3.5 miles
 Banbury 11.5 miles
 Stow on the Wold 13.3 miles
 Oxford 26 miles



Pubs

The Boxing Hare, Swerford 3.0 miles
 The Falkland Arms, Great Tew 3.9 miles
 The Red Lion, Long Compton 6.1 miles
 The Norman Knight, Whichford 6.4 miles
 The Bull Charlbury 10.2 miles



Schools

Great Rollright Primary School 3.1 mile
 Chipping Norton School 4.1 miles
 Sibford School 6.5 miles
 Bloxham School, 7.7 miles
 Kitebrook School Prep School 9.4 miles



Train stations

Kingham Station 8.7 miles
 Banbury Station 11.5 miles
 Moreton in Marsh station 12.0 miles
 Oxford Parkway 19.0 miles



Membership Clubs

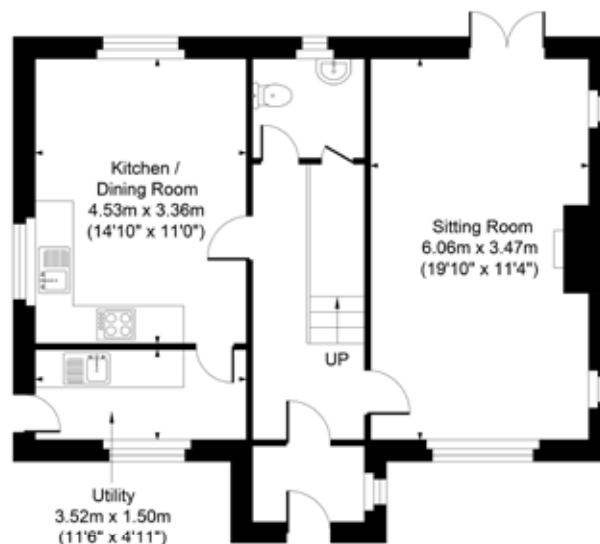
Soho Farmhouse 5.5 miles
 Daylesford Organic/Bamford 9.3 miles
 Estelle Manor 16.2 miles

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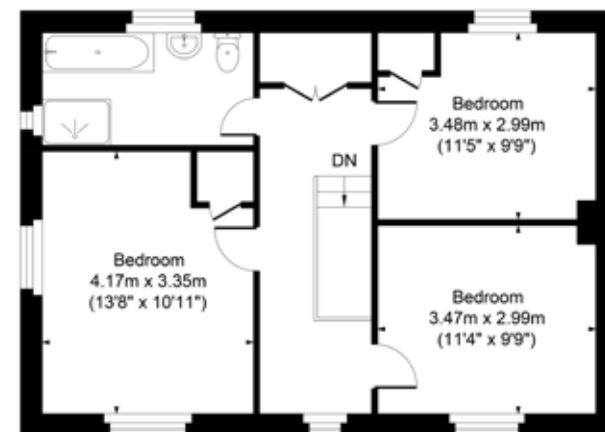
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Hilltop, Dunthorp Farms Heythrop OX7 6TJ

Total Approx. Gross Area:- 109.11 sq.m. 1174 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
www.dmlphotography.co.uk

Disclaimer 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, 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. 3. 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. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: October 2026. Particulars written: October 2026. Brochure by wordperfectprint.com

