

OXWAY HOUSE

CHARINGWORTH, CHIPPING CAMPDEN, GLOUCESTERSHIRE

A spacious Cotswold stone home with stunning views

Ground Floor: Entrance Hall • Sitting Room
Kitchen/Breakfast room • Garden Room
Pantry • Snug • Utility Room • Cloakroom

First Floor: Four double Bedrooms
Bathroom • Shower Room

Outside: Single Garage • Garden Sheds
Greenhouse • Garden Office







Butler Sherborn

Stow-on-the-Wold Office

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DESCRIPTION

Oxway House is an attractive 18th-century cottage that has been thoughtfully extended over the years to create the well-presented and versatile family home it is today. Offering four double bedrooms, two bathrooms and three reception rooms, the property enjoys wonderful 360-degree views across the surrounding countryside.

On entering the property, the hallway provides access to a downstairs cloakroom, useful storage, the garden and the kitchen. The kitchen is both spacious and practical, featuring an AGA alongside an electric oven and hob, with ample room for a dining table. Leading off the kitchen is the garden room, while at the opposite end a small hallway provides access to a utility cupboard and a separate pantry.

From here, you enter the charming sitting room, where an attractive stone fireplace with a log burner creates a lovely focal point. Windows overlook the countryside to the front of the property, while French doors open into the garden room, offering delightful views across the garden and beyond.

Further enhancing the ground floor is the triple-aspect drawing room, which also benefits from a log burner and enjoys beautiful views of the surrounding landscape.

Upstairs, there are four generously proportioned double bedrooms, one of which is currently arranged as a home office. All four bedrooms benefit from excellent natural light and far-reaching countryside views. The accommodation is completed by a family bathroom and a separate shower room.













Outside, the property benefits from two stone storage rooms, a single garage, a substantial greenhouse and a summer house. The beautifully maintained gardens provide a peaceful setting in which to enjoy the surrounding countryside. Situated on the edge of Charingworth, the village enjoys a peaceful rural setting surrounded by beautiful rolling countryside. The historic market town of Chipping Campden lies just 3 miles away and provides an excellent range of everyday amenities including independent shops, cafés, restaurants, pubs and schooling, whilst nearby Moreton-in-Marsh offers a further selection of shops and eateries. The surrounding area is renowned for its outstanding walking and riding countryside, excellent country pubs and popular attractions. Mainline railway stations at Moreton-in-Marsh and Honeybourne provide regular services to London Paddington.

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.

LOCAL AUTHORITY

Cotswold District Council Trinity Road

COUNCIL TAX

Band G







EPC

Rating E

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 I E: stow@butlersherborn.co.uk.

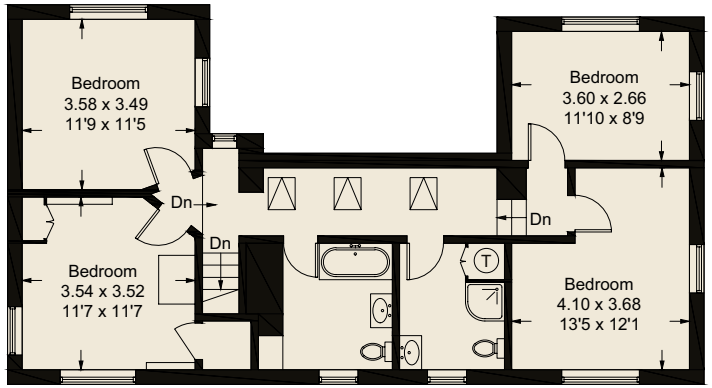
DIRECTIONS (GL55 6NR)

From Moreton-in-March take the A429 North towards Stratford. After five miles turn left on to the B4035 towards Chipping Campden, then after 0.6 miles take a slight right turn. Follow this road through Charingworth and then Oxway House is on your right just after the hamlet of Charingworth.

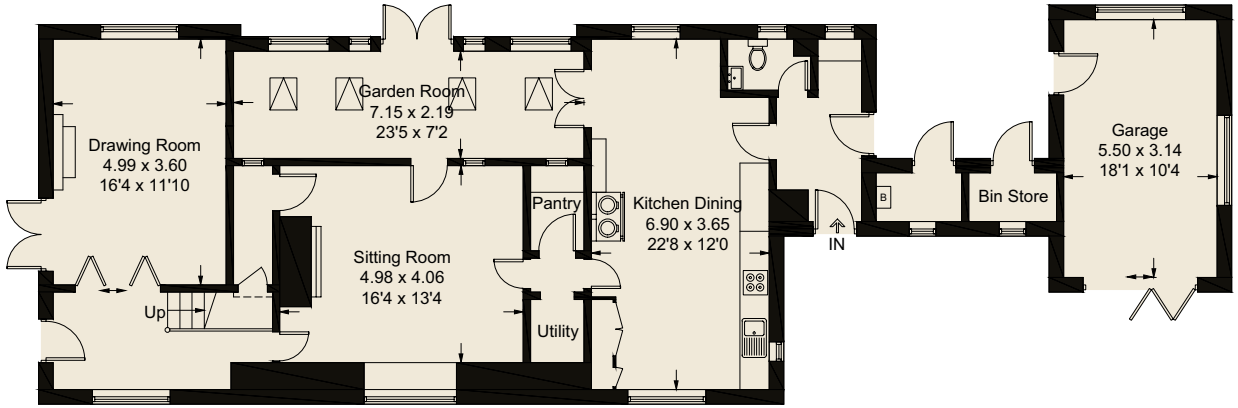
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Oxway House

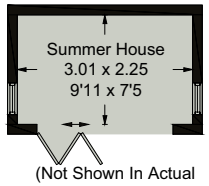
Approximate Gross Internal Area = 186.1 sq m / 2003 sq ft
Outbuildings = 29.2 sq m / 314 sq ft (Including Garage)
Total = 215.3 sq m / 2317 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347139)

Towns
Chipping Campden 3.5 miles
Moreton-in-Marsh 6.5 miles
Broadway 9.0 miles
Stratford-upon-Avon 11.0 miles
Stow-on-the-Wold 11.2 miles

Pubs
The Ebrington Arms 0.9 miles
The Eight Bells, Chipping Campden 3.6 miles
Lygon Arms, Chipping Campden 3.7 miles
The Bakers Arms, Broad Campden 5.1 miles
Herd, Todenham Manor Farm 6.7 miles

Schools
St James' & Ebrington Primary School 0.9 miles
Chipping Campden School 3.6 miles
Kitebrook School 10 miles
Stratford Grammar Schools 11.5 miles
Cheltenham College 23.3 miles

Train station
Moreton in Marsh station 6.1 miles
Honeybourne station 7.1 miles
Stratford upon Avon 11.4 miles

Members Clubs
Cotswold House Hotel & Spa 3.9 miles
The Lygon Arms, Broadway 9.2 miles
Daylesford Organic, Spa and Bamford 15.3 miles

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The Property Ombudsman

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