



HUNTERS RETREAT, CHIPPING NORTON



AN IMMACULATE DETACHED COTSWOLD STONE HOME

Stow-on-the-Wold 9 miles, Kingham (trains to London Paddington
from 76 mins) 5 miles, Daylesford 5 miles, Soho Farmhouse 8 miles,
Burford 10 miles, Woodstock 10 miles, Oxford 21 miles.

(Distances and time approximate)



Local Authority: West Oxfordshire District Council.

Council Tax band: D

Tenure: Freehold

Services: Mains water, electric, drainage, gas and underfloor heating to the ground floor



LIGHT AND SPACIOUS THROUGHOUT

Hunters Retreat is located on the edge of Chipping Norton with wonderful Cotswold views to the South West. Chipping Norton is a thriving market town situated in the Cotswold hills on the Western edge of Oxfordshire. The town offers a range of shops and facilities, including several supermarkets, restaurants, a well-known theatre, a boutique cinema, a leisure centre and a golf club. Nearby is Daylesford Organic Farm shop and the renowned Soho Farmhouse with more comprehensive facilities available in Oxford. State and private schooling in the area is outstanding, with schools in Chipping Norton, nearby Kingham and Bledington and Kitebrook near Moreton-in-Marsh. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf at Cotswolds Hotel & Spa on the edge of the town, Lyneham and Burford. There are a number of footpaths and bridleways in the area, providing the perfect opportunity to enjoy the beautiful scenery the Cotswolds have to offer.



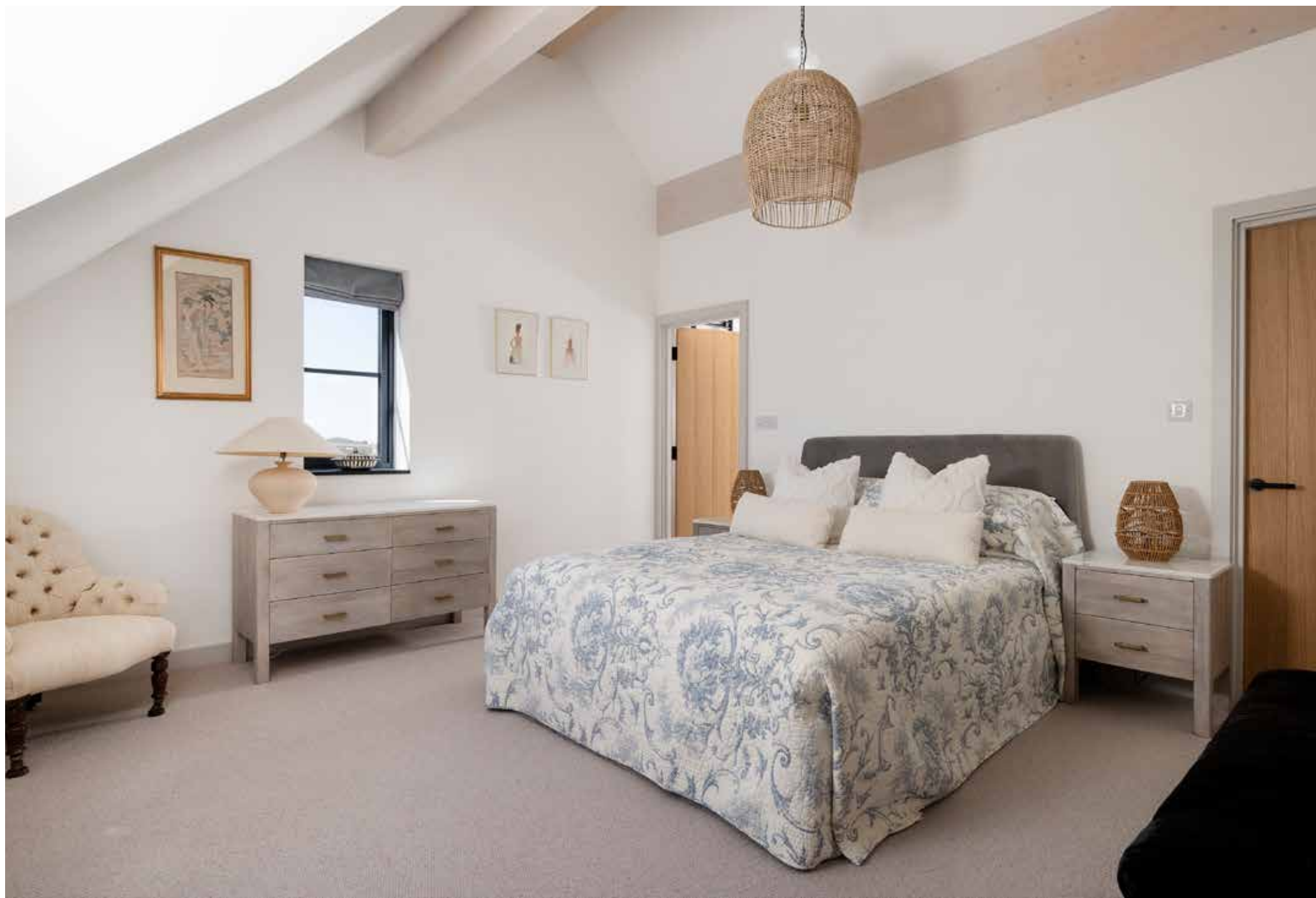




Hunters Retreat is a beautifully presented, particularly light and airy property set back from the driveway into the former Hunt Yard, on the edge of popular market town of Chipping Norton. The beautiful oak framed porch leads into the spacious entrance hall with coat hanging area and wide panelled staircase rising to the first floor. Off the hallway is a useful utility room with range of units, inset sink and space for a washing machine. A door leads out to the side pathway. No doubt the heart of the home is the spectacular kitchen/dining/family room. With a full range of bespoke units providing plenty of storage, and a central kitchen island with seating. Integrated appliances include a Fisher Paykel fridge/freezer, dishwasher, ceramic hob with filtered extractor fan, double oven/combination microwave. This wonderful light room has two sets of doors leading out to the garden and terrace. The downstairs cloakroom is neatly tucked beneath the stairwell. The beautiful double aspect sitting room has a central wood burning stove and doors leading out to the rear terrace.



Upstairs off the large landing area are three double bedrooms all with en suite bathrooms.





GARDENS AND GROUNDS

Approached through a 5-bar gate, the gravelled drive has parking for a number of cars. There is a large double garage with an electric roller shutter door and an internal staircase leading up to a first-floor room that could have a number of uses. The rear garden has a beautiful, raised terrace, ideal for al fresco entertaining and is mostly laid to lawn with raised borders





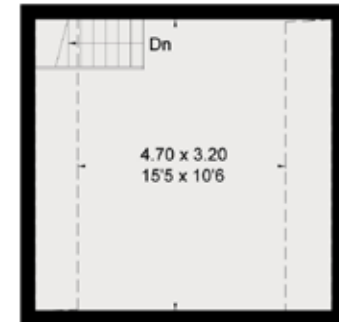
Approximate Floor Area = 172.5 sq m / 1857 sq ft
 Garage = 49.3 sq m / 530 sq ft
 Total = 221.8 sq m / 2287 sq ft



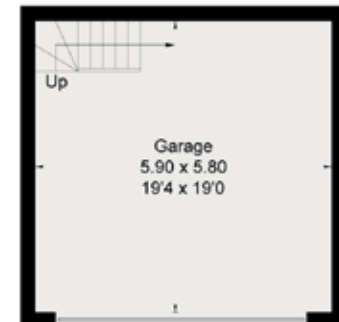
Ground Floor



First Floor



First Floor - Garage



Ground Floor - Garage



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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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