



THE OLD VICARAGE

Finstock, Chipping Norton



CHARACTER, PRIVACY AND EXCEPTIONAL VERSATILITY

Combining generous family living space with a wealth of period character and enjoys an established setting surrounded by mature trees and planting.

			EPC
6-7	4	6	C
			

Local Authority: West Oxfordshire District Council
Council Tax band: H
Tenure: Freehold



THE PROPERTY

Occupying a private position within mature gardens, this attractive stone-built country house provides well-balanced accommodation extending to approximately 4,430 sq ft, together with a substantial converted Victorian coach house incorporating a garage and ancillary accommodation above. A covered entrance porch opens into a welcoming reception hall, from which the principal reception rooms are accessed. The drawing room is a particularly impressive space, extending to over 35 ft in length and enjoying views across the gardens. Further reception rooms include a sitting room, dining room and study, providing considerable flexibility for both family living and entertaining. The kitchen lies at the heart of the house and adjoins a dining area and utility room, whilst a conservatory opens directly onto the gardens, creating a strong connection between the house and its surroundings. A cellar provides useful additional storage.





MORE ABOUT THE PROPERTY

The bedroom accommodation is arranged over the first and second floors and provides extensive and flexible family accommodation. The first floor comprises four bedrooms, including a generous principal suite with a dressing area and an en suite bathroom, as well as further bath and shower rooms.

The second floor features two additional bedrooms and a bathroom, providing excellent guest accommodation and flexibility for a variety of requirements. These rooms are well separated from the principal accommodation and are ideally suited to visiting family, older children or those requiring a dedicated work space.

A particular feature of the property is the substantial detached converted coach house. In addition to extensive garaging and storage space, the first floor incorporates ancillary accommodation including a kitchen, bedroom and shower room. The building provides excellent flexibility in a variety of ways, depending on a purchaser's requirements. It is equally suited to guest accommodation, a home office, studio or workspace, whilst also offering scope for further enhancement.



LOCATION

The property occupies an attractive position within one of West Oxfordshire's most sought-after areas, surrounded by beautiful countryside and a network of footpaths and bridleways.

Nearby market towns provide an excellent range of day-to-day amenities, whilst Oxford offers an extensive selection of shopping, cultural and educational facilities. The area has long been favoured by families seeking a balance between rural living and accessibility, with a vibrant community and a wide range of sporting and recreational opportunities nearby.

Communications are excellent, with direct rail services to London available from nearby stations, whilst the A40, A44 and M40 provide convenient road access to Oxford, London and the Midlands. The surrounding countryside offers exceptional opportunities for walking, riding and cycling, whilst the wider Cotswolds, Blenheim Palace, Soho Farmhouse and Daylesford are all within easy reach. The combination of attractive countryside, excellent communications and a strong sense of community makes this a particularly desirable part of Oxfordshire.



The Old Vicarage



Approximate Gross Internal Area 4430 sq ft - 411 sq m

- Cellar Area 187 sq ft – 17 sq m
- Ground Floor Area 2151 sq ft – 200 sq m
- First Floor Area 1453 sq ft – 135 sq m
- Second Floor Area 639 sq ft – 59 sq m
- Garage Ground Floor Area 759 sq ft – 71 sq m
- Garage First Floor Area 364 sq ft – 34 sq m



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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