

FOXES RETREAT, CHIPPING NORTON



A STYLISH AND SUBSTANTIAL COTSWOLDS CONVERSION

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)

			EPC
4-6	5	5-6	C
			

Local Authority: West Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, drainage, and electricity are all connected to the property

NIBE Air source heat pump for hot water and heating



LOCATION

Foxes Retreat occupies an enviable edge-of-town position on the fringe of Chipping Norton, with far-reaching south-western views across the Cotswolds. Chipping Norton is a vibrant historic market town offering a strong range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, a theatre, leisure centre and golf club. Renowned destinations such as Daylesford Organic Farm Shop and Soho Farmhouse are nearby. 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. The Cotswolds also hosts a vibrant events calendar, including the Cheltenham Literature Festival, Gold Cup Week, Wilderness Festival and the Big Feastival.





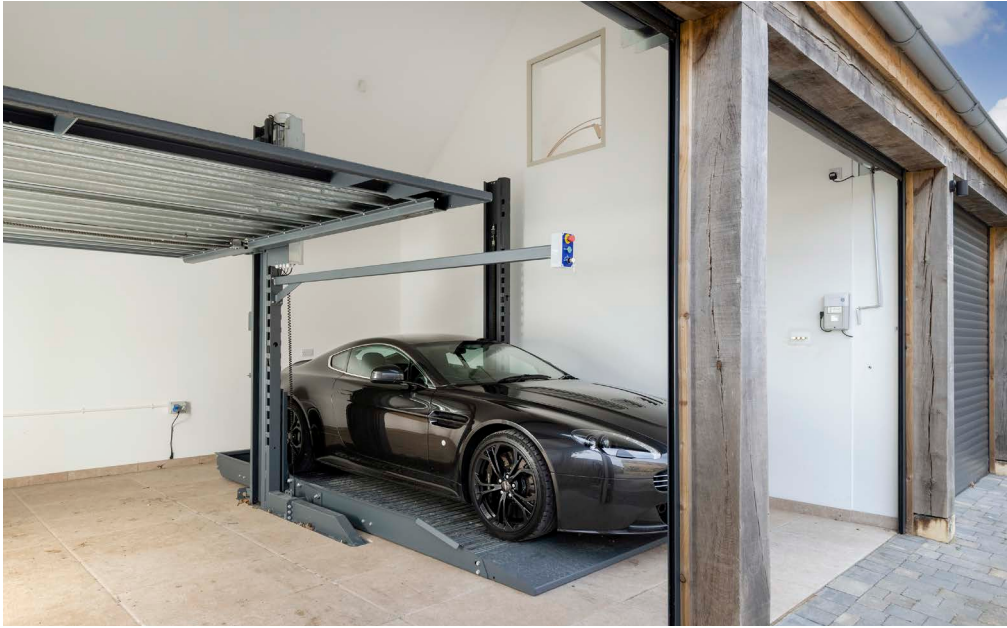


BEAUTIFULLY DESIGNED LIVING SPACE

Foxes Retreat is an exceptional and beautifully executed conversion, offering an impressive blend of character and contemporary design extending to almost 6,000 sq ft in total, including a range of highly versatile outbuildings. The principal house offers superbly proportioned, thoughtfully arranged accommodation. At its heart lies an outstanding open-plan kitchen/dining room, featuring bespoke cabinetry, a striking central island and generous entertaining space, complemented by stylish parquet flooring and exposed beams. The kitchen features a Quooker tap with sparkling filtered water, two Fisher & Paykel double drawer dishwashers, a walk-in pantry cupboard and a separate drinks fridge, with doors onto the garden areas for outdoor entertaining. This flows naturally into the main reception areas, which include an elegant sitting room with handmade Moroccan tiles and a more informal sitting room with a feature fireplace, creating a welcoming living space for both everyday living and entertaining. Further ground-floor accommodation includes an informal lounge with doors onto the front garden, a separate dining room, a boot room, a utility and a bedroom or studio, perfectly suited for guests or ancillary accommodation. On the first floor, the principal bedroom is particularly impressive, with vaulted ceilings, exposed timbers and a luxurious bathroom. A number of further double bedrooms and a laundry cupboard are arranged across the upper level, served by well-appointed bath and shower rooms. The layout offers flexibility for family life.







GARDEN AND ANNEXE

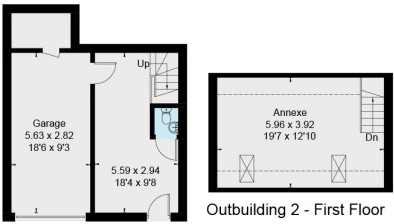
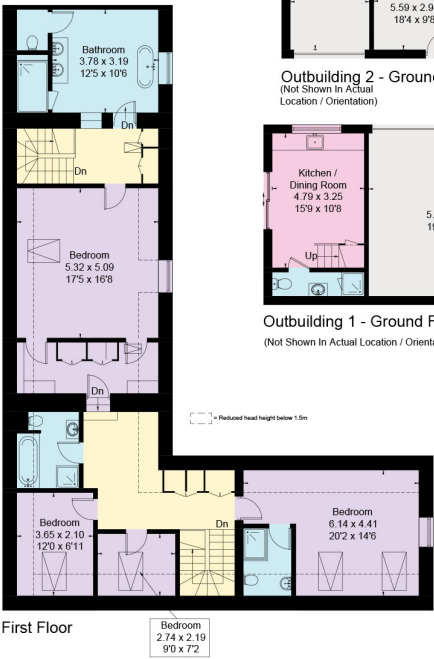
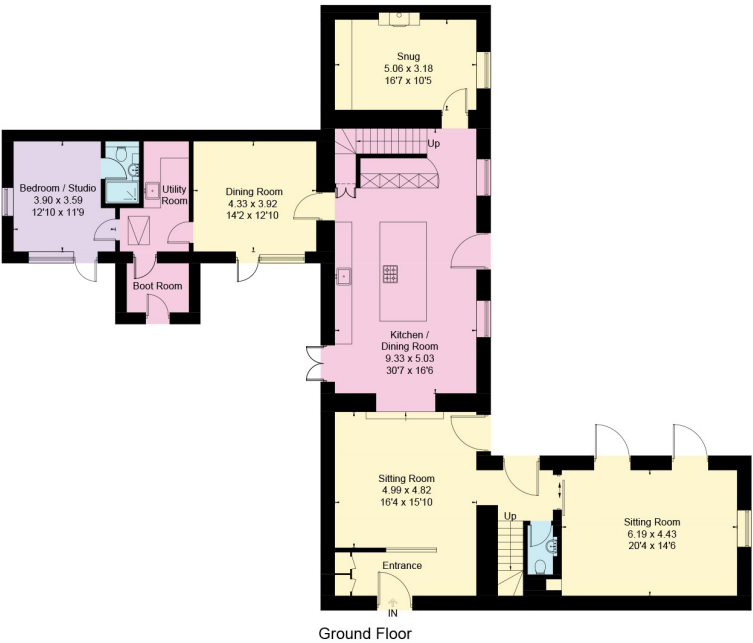
The outbuildings are a key feature of the property and significantly enhance its appeal. They include extensive garaging for 7 cars in total using the installed car lifts, a self-contained annexe accessed from the kitchen garden with first-floor accommodation ideal for guests. There is also a further office space with WC, accessed by a separate drive, with parking for two cars, which could easily be converted to further ancillary accommodation with the addition of a kitchenette. The gardens wrap around the property and include a kitchen garden with a greenhouse, a small orchard area with apple, plum and quince trees. An outdoor bath and a front courtyard with far-reaching countryside views.

Overall, Foxes Retreat combines high-quality finishes with a sophisticated yet comfortable aesthetic, offering a rare opportunity to acquire a substantial and flexible Cotswold home with excellent ancillary accommodation

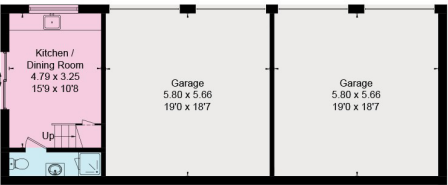




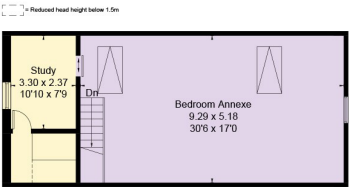
Approximate Floor Area = 339.8 sq m / 3657 sq ft
Outbuildings = 214.1 sq m / 2305 sq ft (Excluding Open Courtyard)
Total = 553.9 sq m / 5962 sq ft



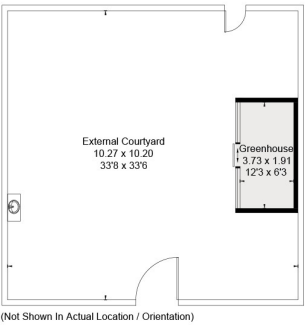
Outbuilding 2 - Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding 1 - Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding 1 - 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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