

Mark David

ESTATE AGENTS

Chipping Norton





VALLEY COTTAGE

MILL LANE, CHIPPING NORTON OX7 5JW

A Truly Rare Opportunity to Purchase a Detached Residence Set In 2.5 Acres in This Quiet and Peaceful Location Just on the Outskirts of Chipping Norton

ACCOMMODATION - Ground floor

UPVC Door To

Entrance Hall – Double Glazed Porthole Window to Side Aspect, Stairs to First Floor Level.

Sitting Room – Attractive Stone Fireplace with Fitted Gas Fire with Back Boiler and Stone Hearth. UPVC Double Glazed Window to Front and Rear Aspect, UPVC Double Glazed Door with Windows Either Side to Conservatory.

Kitchen – Fitted with A Range of Matching Wall and Base Units with Work Surfaces. Range Of Integrated Appliances Including Gas Hob, Double Oven, Dishwasher, Inset Solid Fuel Rayburn Which Runs Four Radiators (The Remaining Radiators Are on Gas Central Heating), Double Glazed Window to Front Aspect, Access to Conservatory.

Conservatory – Of Stone and UPVC Double Glazed Construction with Views Overlooking the Gardens, UPVC Double Glazed Doors to Rear Garden.

Utility Room – Fitted Single Stainless Steel Sink with Cupboards Under, Door to Side Lobby.

Side Lobby – UPVC Double Glazed Door to Front Aspect.

Cloakroom – Comprising of Low Level WC.

Laundry Room – UPVC Double Glazed Window to Front Aspect, Plumbing for Washing Machine.





ACCOMMODATION - FIRST FLOOR

First Floor Landing – UPVC Double Glazed Window to Rear Aspect.

Master Bedroom – UPVC Double Glazed Window to Front and Rear Aspect, Built in Cupboard.

Dressing Room/Bedroom Four – UPVC Double Glazed Window to Front and Side Aspect, Range of Built in Wardrobes, Access to Loft Space.

Bedroom – UPVC Double Glazed Window to Rear Aspect, Range of Built in Wardrobes.

Bedroom – UPVC Double Glazed Window to Front Aspect, Built in Airing Cupboard.

Bathroom – Comprising of Panel Bath with Separate Victorian Style Shower Over. Pedestal Hand Wash Basin, Low Level WC, UPVC Double Glazed Window to Side Aspect, Part Tiled Walls.

Property has Gas Heating, Mains Water and Electricity.

OUTSIDE

The Property Is Located at The End of Bliss Mill with A Private Gated Driveway Which Gives Access to A Double Attached Garage with Wooden Doors, Light and Power. Three Sets of Double Glazed Windows.

Rear Garden – Fully Enclosed and Predominantly South Facing with Paved Patio, Summerhouse and Greenhouse. The Gardens Are Mainly Laid to Lawn with Well Stocked Flower and Shrub Beds with A Raised Water Feature and Vegetable Garden. The Grounds of The Property Extend to A Large Enclosed Area for Chickens with Some Hen Houses, Including Apple, Nut, and other Fruit Trees.

There Is a Large Forecourt Area with Workshop Which Has Light and Power Connected. Included is a Large Paddock Area and Field Land, Which Is Completely Enclosed by Mature Trees and Hedges

GUIDE PRICE: £1,250,000

SITUATION & AMENITIES

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvellous range of individual shops, boutiques, cafes, public houses, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its grand and thriving Town Hall, the charming and family-friendly Theatre and a new £5m state-of-the-art Health Park including two surgeries, pharmacy and maternity unit built in 2015, all within proximity to the town centre. There is also a Sainsbury's, Midlands Cooperative, and an Aldi supermarket. There are nurseries, primary schools, a secondary school, and numerous churches nearby. Fabulous Cotswold countryside is within easy reach, offering magnificent scenery for walking and riding.

DISTANCES

Banbury c. 13 miles

Oxford c. 20 miles

Cheltenham c. 28 miles

Swindon c. 31 miles

Birmingham c. 56 miles

London c. 74 miles

Charlbury or Kingham to London, c. 1 hour

Oxford to London Paddington, c. 1 hour





SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

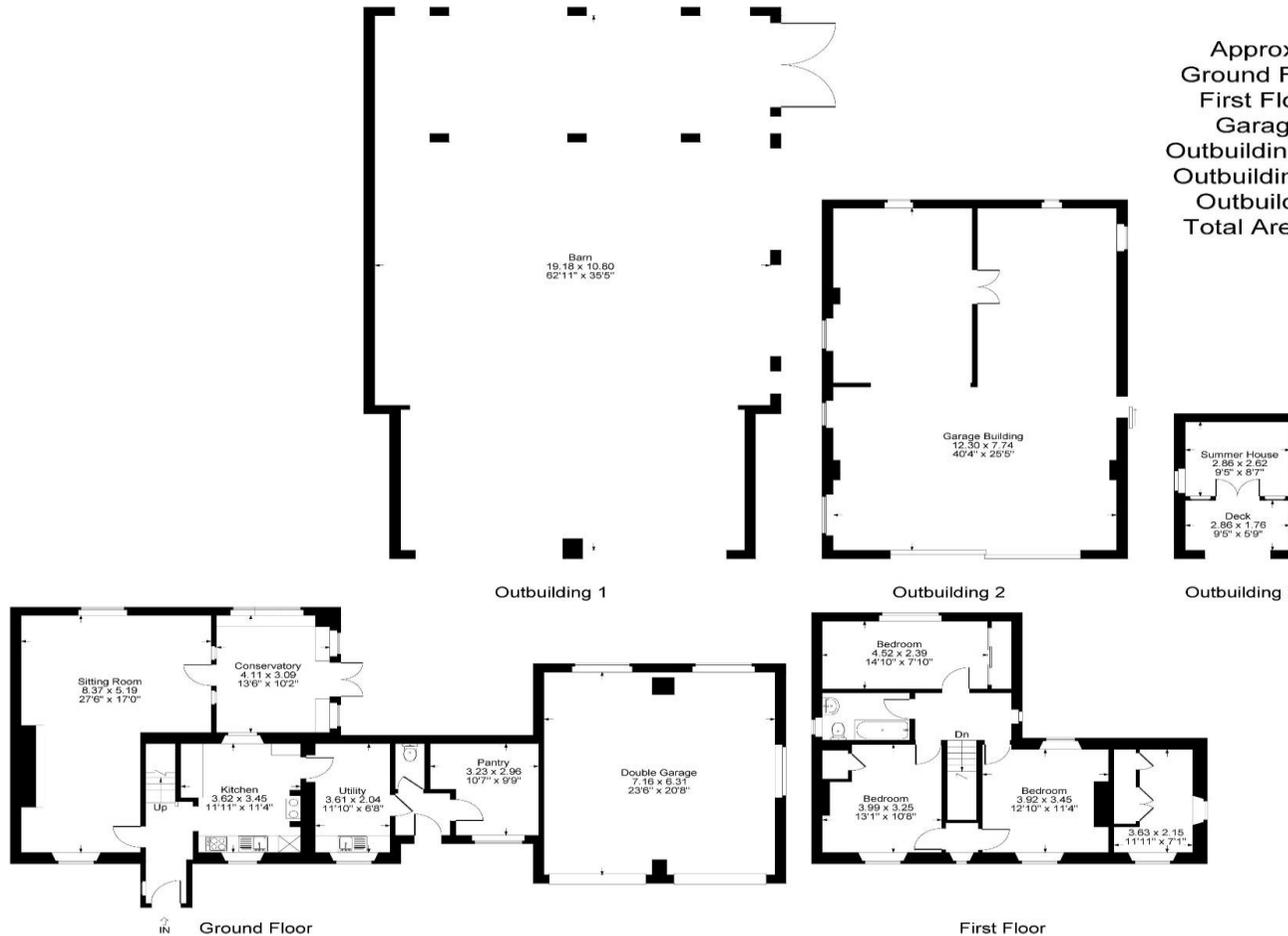
LOCAL AUTHORITY

West Oxfordshire District Council
Council Tax Band: E

VIEWINGS

Strictly by prior appointment only with the agents,
Mark David Estate Agents, Chipping Norton
01608 644944





Approximate Gross Internal Area
 Ground Floor = 92.00 sq m / 990 sq ft
 First Floor = 60.17 sq m / 648 sq ft
 Garage = 45.18 sq m / 486 sq ft
 Outbuilding 1 = 196.74 sq m / 2118 sq ft
 Outbuilding 2 = 93.50 sq m / 1006 sq ft
 Outbuilding 3 = 7.50 sq m / 81 sq ft
 Total Area = 495.09 sq m / 5329 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

Mark David
 ESTATE AGENTS

9 Market Place, Chipping Norton, Oxfordshire
 OX7 5NA
 Tel: 01608 644944
 Email: chippingnorton@mark-david.co.uk

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