



UNIVERSITY  
COTTAGE

Great Rollright,  
Chipping Norton, Oxfordshire



## Great Rollright, Chipping Norton, Oxfordshire.

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A beautifully presented three bedroom detached stone cottage with garage, located in this attractive village between Chipping Norton and Hook Norton.

Great Rollright is an attractive village in a rural setting but in close proximity to local amenities and transport links. The village benefits from an active village hall, church and sought after primary school.

Convenience shopping is available in nearby Hook Norton and Chipping Norton, whilst the commercial and cultural centres of Banbury, Stratford-Upon-Avon and Oxford are within easy reach. Great Rollright boasts the historic monuments of The Rollright Stones.

The location is well served by transport links including railway stations at Charlbury and Banbury and proximity to the M40 motorway. There are also excellent state and private primary and secondary schools nearby. Local leisure amenities include golf at Heythrop Park, theatre at Chipping Norton or Stratford, designer shopping at Bicester Village, horse racing at Cheltenham, the Daylesford Organic Farm Shop & Spa plus numerous local pubs surrounded by beautiful Cotswold countryside.





## The Property Briefly Comprises of:

- Detached Stone Cottage
- Sitting Room with Log Burning Fire
- Kitchen/Dining Room
- Utility
- Ground Floor Shower Room
- Three Bedrooms
- Family Bath/Shower Room
- Enclosed Rear Courtyard
- Detached Garage
- Exposed Beams
- Double Glazed Windows
- Oil Central Heating
- No Onward Chain

Guide Price: £495,000





**Local Authority:**  
West Oxfordshire District Council

**Council Tax Band: E**

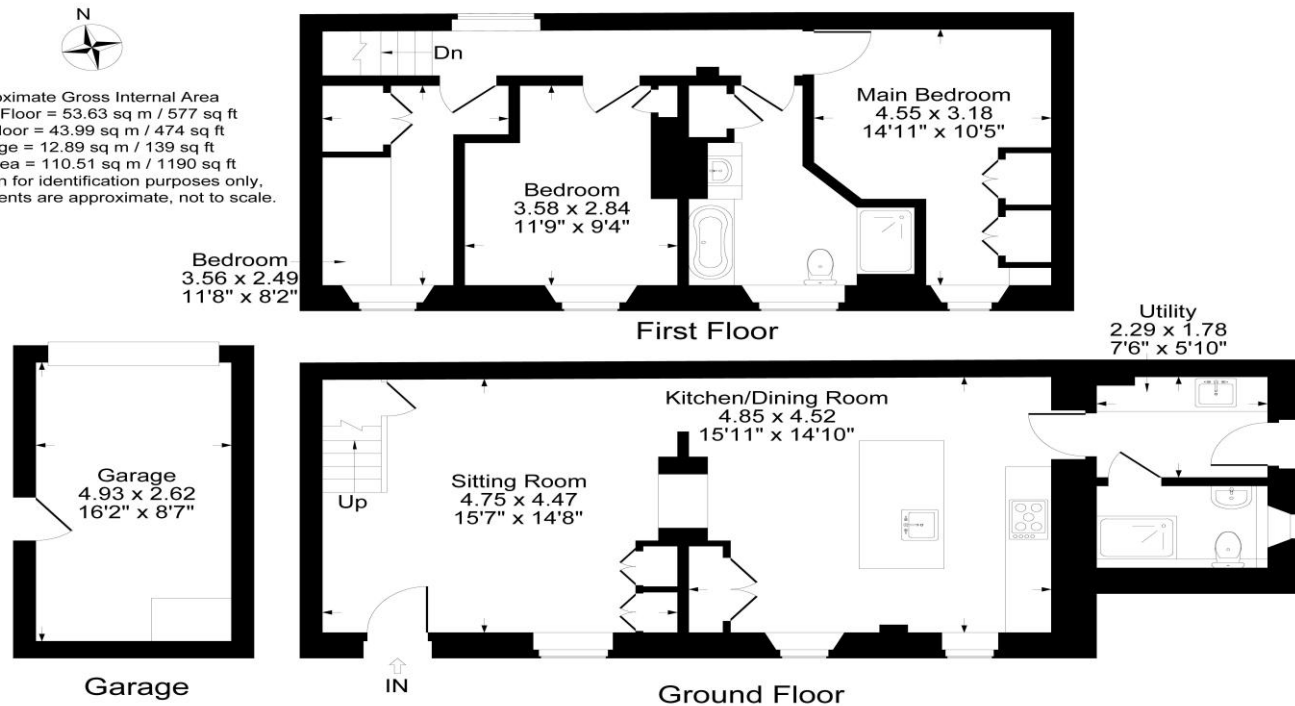
(Subject to change after completion)

**Tenure: Freehold**

**Distances**

Banbury c. 10 miles  
Hook Norton c. 3 miles  
Oxford c. 29 miles  
Stratford Upon Avon c. 19 miles  
Cheltenham c. 27 miles  
Birmingham c. 43 miles  
London c. 78 miles  
Charlbury or Kingham to London,  
c. 1 hour  
Bicester North or Banbury to London,  
c. 1 hour

Approximate Gross Internal Area  
Ground Floor = 53.63 sq m / 577 sq ft  
First Floor = 43.99 sq m / 474 sq ft  
Garage = 12.89 sq m / 139 sq ft  
Total Area = 110.51 sq m / 1190 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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