



Great Rollright,
Oxfordshire

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A beautifully detailed period barn conversion with stylish contemporary interior. Sunny westerly facing rear garden with ample off road parking and EV charger.

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 Kingham, 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, Soho Farmhouse at Great Tew plus numerous local pubs countryside. surrounded by beautiful Cotswold countryside.



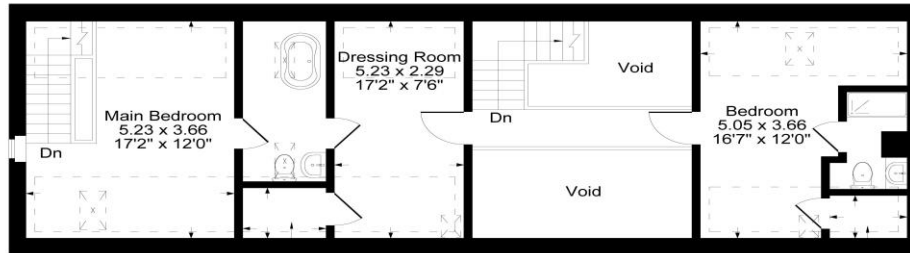


The Property Briefly Comprises of:

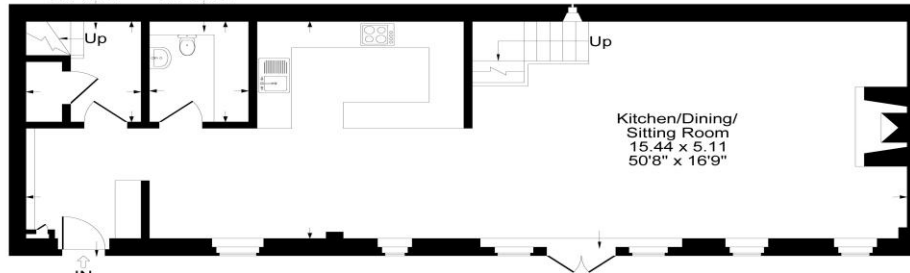
- Contemporary Barn Conversion
- Entrance Hall
- Cloakroom/Utility
- Feature Open Plan Living Space
- Principle Bedroom
- Bathroom
- Dressing Room/Bedroom 2
- Further Bedroom 3
- En-suite Shower Room
- Enclosed Landscaped Garden
- Ample off Road Parking with EV Charger



Guide Price: £615,000



Cloakroom 2.34 x 2.03
 7'8" x 6'8"
 W.C./Utility 2.34 x 1.75
 7'8" x 5'9"
 Storage 1.14 x 1.17
 4'10" x 3'10"
First Floor
 Storage 1.22 x 1.12
 4'0" x 3'8"



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 78.82 sq m / 849 sq ft
 First Floor = 64.43 sq m / 694 sq ft
 Total Area = 143.25 sq m / 1543 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

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

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