

ROCKHILL COTTAGE

CHIPPING NORTON, OXFORDSHIRE



An imposing and spacious cottage situated within the town of Chipping Norton with private parking and an enclosed garden

Ground Floor: Entrance hall • Kitchen/dining room
Sitting room • Study • Shower room • W/C

First Floor: Four bedrooms • Two bathrooms

Annexe: Kitchen/dining room/shower room/bedroom

Outside: Garage with power • Workshop/store
Lawned garden • Driveway • Parking

**Butler
Sherborn**

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DESCRIPTION

Rockhill Cottage is a beautifully preserved cottage in the town centre of Chipping Norton tucked away up a private drive. The cottage offers a blend of traditional charm and modern living possibilities. This handsome cottage with sun-flooded rooms has been extended over time, is characterised by Cotswold stone construction, slate roof, walled garden, workshop and garage.

The main house offers flexible accommodation, ideal for both family living and entertaining. The ground floor comprises a spacious kitchen/dining room, a sitting room, study and a shower room all accessible from the entrance hall. Off the study is a self-contained annexe. Inside, the house boasts a traditional style with charming features, including an open fireplace and mullioned windows.

Upstairs, the first floor features four double bedrooms and two family bathrooms.

Outside the cottage is approached by a driveway, the garden is to the front of the cottage and laid to lawn with some mature shrubs. A patio area ideal for outdoor entertainment. A garage currently used for storage with space above.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

VIEWINGS

Please telephone Butler Sherborn:
Stow on the Wold Office T 01451 830731 or
The London Office T 0207 839 0888.
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WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICES

Mains electricity and water are connected to the property. Private drainage. Oil fired central heating.

RIGHTS OF WAY

The owners of Rockhill Cottage own the driveway. The owners of Rockhill House have the right of way over the drive to their property.

LOCAL AUTHORITY

West Oxfordshire District Council -
Telephone 01993 702941.

COUNCIL TAX: Band E

EPC RATING

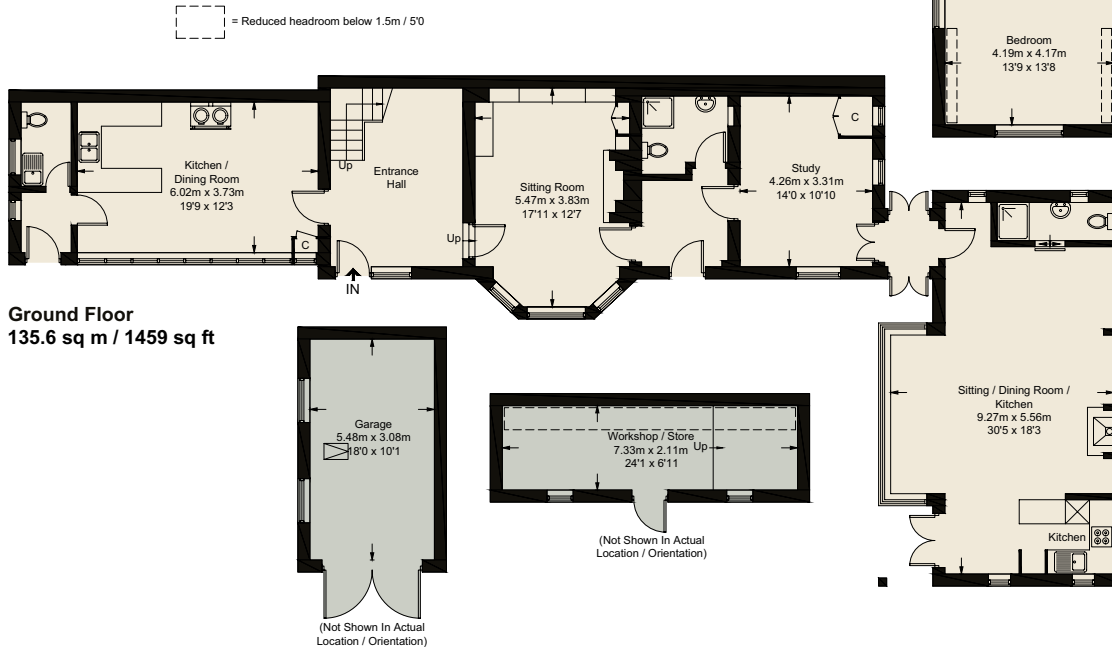
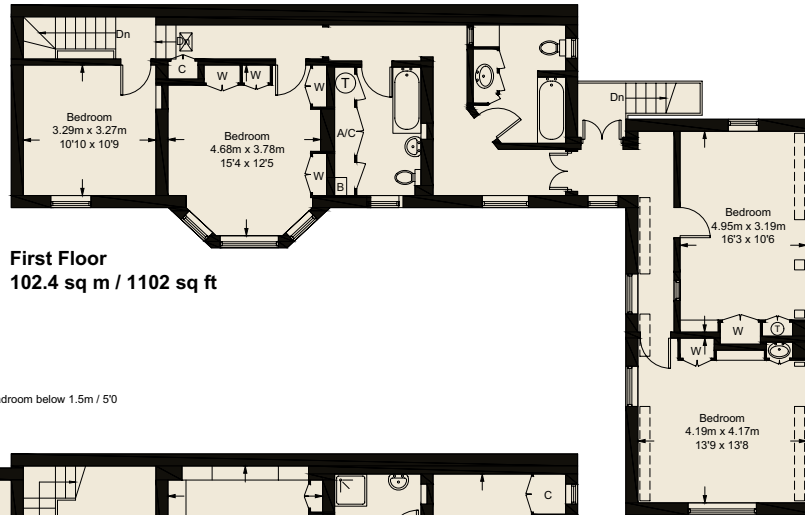
Band E

TENURE

Freehold



Rockhill Cottage, Chipping Norton, OX7 5NH



Approximate Gross Internal Area = 239.3 sq m / 2576 sq ft
 Workshop / Store / Garage = 33.0 sq m / 355 sq ft
 Total = 272.3 sq m / 2931 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1173632)

DIRECTIONS (OX7 5BA)

From Stow-on-the Wold take the A436 towards Chipping Norton, turn right onto the A44 and continue till you get to Chipping Norton. Once in the town continue till you get to the roundabout, take the third exit and turn right after the garage. Rockhill Cottage drive will be immediately on your left.

what3words: ///trifling.mirror.aboard



Towns

Stow-on-the-Wold 9 miles
Burford 11 miles
Oxford 24 miles



Pubs

The Fox, Chipping Norton 0.4 miles
The Chequers, Churchill 3.2 miles
The Kings Head Inn, Bledington 6 miles



Schools

Sibford School 7.8 miles
Kitebrook School 5.5 miles
Tudor Hall School 11 miles



Train station

Kingham 4.8 miles
Charlbury 6.8 miles



Members Clubs

Daylesford Organic Shop & Spa 6.3 miles
Soho Farmhouse 7.5 miles.
Aynhoe Park 13 miles

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