

Hill View, Chipping Norton, Oxfordshire



An immaculately presented family home in a sought-after location.

Summary of accommodation

Entrance hall | Office | Kitchen | Family room | Drawing room
Six bedrooms | Three and a half bathrooms | Games room | Annexe

Distances

Kingham 5 miles (BR Station to London Paddington 85 minutes)
Daylesford 6 miles | Soho Farmhouse 7 miles | Stow-on-the-Wold 9 miles
Burford 11 miles | Banbury 15 miles (BR Station to London Marylebone 55 minutes)
Oxford 19 miles | London 77 miles
(All distances and times are approximate).



Hill View

Hill View is an immaculately presented substantial period home in the sought-after location of historic market town Chipping Norton. This elegant building has been unbelievably popular with those looking to rent a country house within striking distance of Soho Farmhouse and produces considerable income justifying a fulltime house manager who we understand is looking to stay on if required.

The close proximity to the shops is equally appealing to those looking to downsize within the area and may have tall furniture to house. The accommodation is versatile and should attract different sectors of the market.

Inside the front door is a large hallway with an open-plan living/dining/kitchen benefiting from soaring nine foot ceilings. A smaller hallway leads to an office, next to which is a spacious WC.

The kitchen is newly fitted and perfect for hosting and entertaining, equipped with a Rangemaster cooker, and the family room has a welcoming wood-burning fireplace. There is also a large drawing room with two corner windows bringing in ample light.

The grand staircase leads up to the first floor, where there are four generously proportioned bedrooms, all with nine foot ceilings and sash windows served by two lavishly appointed bath/shower rooms. On the second floor, there are two more bedrooms and an additional bathroom with a freestanding bath. Much of the upper floors enjoy beautiful views over the town, especially the top floor, looking out towards the Cotswold hills. Downstairs, the basement is currently used as a gym, games room, and laundry room.

Inside the annexe on the ground floor is a kitchenette, a separate bistro seating area, and a newly refurbished bathroom with a walk-in shower. A Victorian spiral staircase takes you up to a bedroom with a southwest view overlooking the village and rolling Cotswold hills.

Outside, in addition to driveway parking for three cars, the private walled garden leads off the kitchen to a classically styled garden, Astroturf lawn, and hot tub. Hill View presents a wonderful income opportunity as well as being ideally suited to be used as a family home.

Situation

Located in the historic market town of Chipping Norton, Hill View is perfectly located. Chipping Norton has an extensive range of facilities with supermarkets, restaurants, hotels and shops. The iconic towns of Stow-on-the-Wold, Moreton-in-Marsh and Oxford provide further amenities and are located just a short drive away. World famous Daylesford Organic Farm Shop and Private members club Soho Farmhouse are also found close by, at approximately 7 miles away.

Chipping Norton is surrounded by a range of leisure facilities, including racing at Stratford-upon-Avon, Warwick and Cheltenham; golf at Naunton Downs, Lyneham and Chipping Norton; polo at Kirtlington and Cirencester Park. Hill View has good access to excellent independent and state schooling, including Kitebrook, Tudor Hall, Kingham Hill and the Oxford schools including the The Dragon. It is also well located for commuters as the close by M40 (Junctions 11 to 8) provide easy access to London, Heathrow Airport and the Midlands. Rail links are excellent with regular services from Kingham and Banbury to London from 55 minutes.





Property information

Services: Mains gas, water, electricity and drainage. Fibre optic broadband

Local authority: West Oxfordshire District Council. 01993 861 000

EPC: D

Viewings

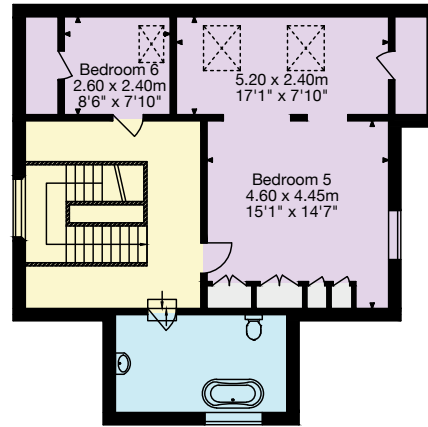
Strictly by appointment through Knight Frank 01865 790077.



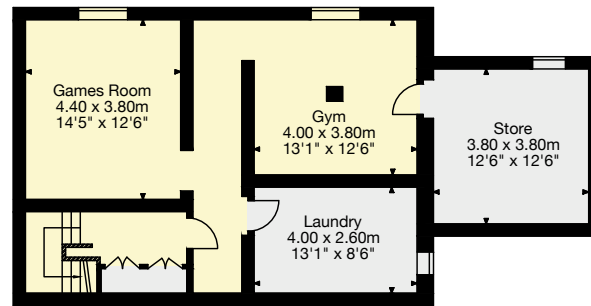
Approximate Gross Internal Floor Area

Total Area = 412 sq m / 4,434 sq ft

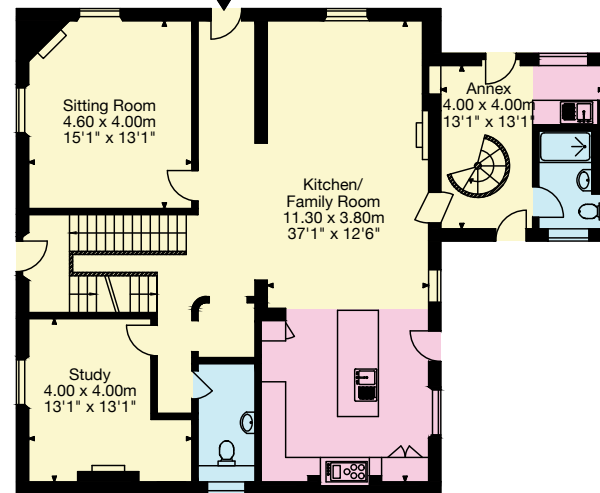
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



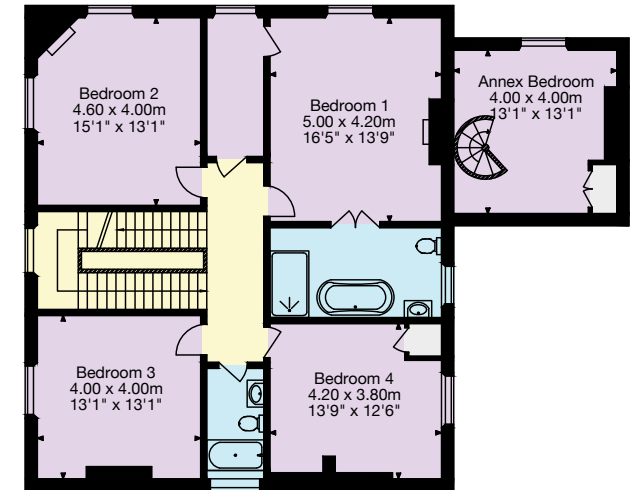
Top Floor



Basement



Ground Floor



First Floor

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