



Glyme Bank

Lidstone, Chipping Norton





A rare opportunity to complete a country house with 12 acres near Chipping Norton.

Enstone village shop and pub 1 mile, Chipping Norton 3 miles, Chadlington 4 miles
Charlbury Station (London Paddington 75 minutes) 5 miles, Soho Farmhouse 6 miles, Estelle Manor 10 miles
Woodstock 8 miles, Burford 9 miles, Oxford 16 miles, London 68 miles
(All distances and times are approximate).



Summary of accommodation

Main House

Lower ground floor: Plant room | Boiler room | Swimming pool (needs to be completed)

Ground floor: Hallway | Utility | WC | Boot room | Kitchen/dining room | Office | Living rooms | Garage

First floor: Principal bedroom with dressing room and en suite | 4 further bedrooms all en suite

Garden and Grounds

Barn | Stables | Home office/studio | Driveway | Terrace | Lawn

Situation

Times and distances are approximate.

Lidstone is a peaceful, pretty hamlet comprised of about twenty traditional Cotswold stone houses and cottages. The nearby towns of Chipping Norton, Charlbury and Woodstock provide very good local facilities and the City of Oxford is within easy reach.



Glyme Bank is surrounded by its own land which is all south-facing and leads down to the river Glyme, which forms the southern boundary. There is complete privacy within this idyllic setting and also the benefit of the friendly, lively community in Lidstone.



Lidstone is well located for communications, adjacent to the A44 about 15 miles from Oxford and the A34 to the south, with regular train services to London from Charlbury taking about 76 minutes and Bicester North (Chiltern Line) 40 minutes.



Sporting activities in the area include hunting with the Heythrop, racing at Cheltenham, Stratford and Warwick and golf at the nearby Heythrop Country Club and Spa.



The area is very well known for its excellent schools, including St Hughs, Cokethorpe and Abingdon, The Dragon, Summerfields, Chandlings, Magdalen, Cothill, St Edwards, Radley and Bloxham to name a few. Oxford is home to the world-renowned university and is a major centre with all the expected shopping and recreational facilities associated with a city.



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Surrounded by its own grounds and paddocks, there is also planning permission for substantial ancillary accommodation and an indoor swimming pool all in exceptionally private rolling countryside.

Approached via a tree-lined drive, Glyme Bank enjoys a sensational setting amongst rolling countryside tucked away in this quiet hamlet.

There is a substantial main house with beautiful views and extremely versatile accommodation. Both ground and first floor have been finished to an extremely high standard whilst there is potential to complete the basement with an indoor swimming pool, spa and changing facilities.

There is planning permission for an extensive secondary accommodation and further outbuildings. Beyond are paddocks and woodland along the river bank, totalling 12.2 acres.

One of the most idyllic and quiet rural settings within OX7, Glyme Bank offers a beautiful opportunity to shape the remaining works, allowing a purchaser to stamp their mark on the property.

The property has evolved over recent years and has been granted numerous planning permissions, allowing many changes to the site.





FLOOR PLAN

Approximate Gross Internal Floor Area

Lower Ground Floor: 223 sq m / 2,398 sq ft

Ground Floor: 252 sq m / 2,714 sq ft

First Floor: 244 sq m / 2,621 sq ft

Outbuilding Area: 190 sq m / 2,043 sq ft

Total Area: 908 sq m / 9,776 sq ft



PROPERTY INFORMATION



Property Information

Tenure: Freehold.

Services: Mains water, electricity, private drainage and air source heat pumps.

Local Authority: West Oxfordshire District Council

Council Tax Band: F

EPC: D

Postcode: OX7 4HL

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: October 2024. Photographs dated: 2023 and 2024. Capture Property 01225 667287.

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