



# Chilson Hill Farm

Chilson, Nr Charlbury, Oxfordshire







## One of the best views in Oxfordshire

Charlbury Station 2.5 miles (Trains to London Paddington from 70 minutes) Chadlington 3 miles | Chipping Norton 5 miles | Burford 7 miles  
Soho Farmhouse & Great Tew 10 miles | Oxford 21 miles | M40 (J8) 28 miles  
(All distances and times are approximate.)



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### Summary of accommodation

#### Main House

Reception hall | Garden room | Sitting room | Family room | Study | Kitchen / breakfast room | Utility/laundry room | Cloakroom

Four bedrooms | Two bath/shower rooms

#### Annexe

Kitchen/sitting room | Balcony | 2 bedrooms | 2 shower rooms

#### Garden and Grounds

Triple garage | Workshop | Extensive gardens | Incredible views

**In all about 1.45 acres**



## Situation

Times and distances are approximate.

Occupying a commanding elevated position on the side of the hill above the delightful village of Chilson, the property has some of the most exceptional views in The Cotswolds.

Chilson is a small hamlet lying on the southern banks of the River Evenlode, to the west of Charlbury.



Local amenities can be found three miles away in the town of Charlbury and include a primary school, doctors' health surgery, two highly regarded pubs/restaurants, a post office and two small supermarkets.



Communications to the area are good with trains from Charlbury to London Paddington taking about seventy minutes.



The A44 and A40 are both about seven miles away.



Further facilities can be found at Chipping Norton and Witney, where a more extensive range of shops can be found, together with secondary schools.



## Chilson Hill Farm

Chilson Hill Farm is a spacious and incredibly versatile family home that offers around 4,500 sq ft of adaptable living space. The property has magnificent views across the Evenlode vale and rolling Cotswold countryside.

The carefully designed layout takes full advantage of the view whilst being remarkably flexible. On the ground floor, there are several light and spacious reception rooms adjoining the kitchen/breakfast room. The property is six bedrooms in total and often used as four bedrooms in the main house with one or two additional bedrooms in the annexe which has separate access.

One of the highlights is the garden room, which has large windows and high ceilings to take in the scenery. The ground floor has several reception rooms leading off the kitchen and there are that interlink the kitchen. An adjoining annexe provides extra space that can serve a range of purposes. The property features a private driveway that offers plenty of parking spaces, ensuring convenience for multiple cars. In addition to the driveway, there is a spacious triple garage that not only provides room for three cars but also includes a well-equipped workshop and a high speed EV charger. This workshop is fitted with electric lighting and power outlets, making it ideal for various projects and activities.









## Outside

Spanning approximately 1.45 acres, the outdoor space of this property is thoughtfully designed and landscaped. The gardens showcase a variety of elements, including vegetable plots for fresh produce. These plots are complemented by open lawns that provide plenty of space for outdoor activities or simply enjoying the natural surroundings.

Additionally, a collection of fruit trees can be found throughout the grounds, offering seasonal fruits and contributing to the charm of the property.





## FLOOR PLAN

Approximate Gross Internal Floor Area

Ground Floor: 194 sq m / 2,092 sq ft

First Floor: 104 sq m / 1,114 sq ft

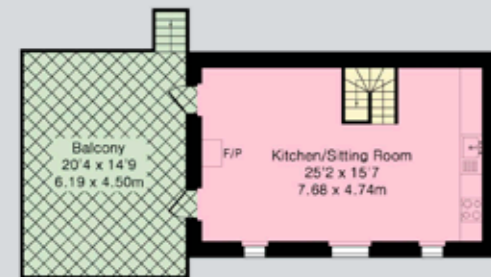
Second Floor: 24 sq m / 262 sq ft

Annexe Ground Floor: 59 sq m / 636 sq ft

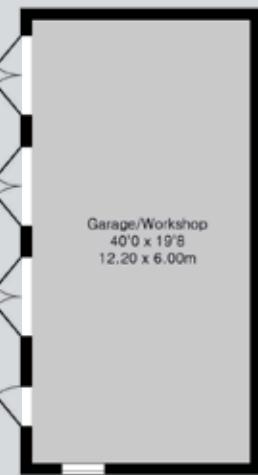
Annexe First Floor: 36 sq m / 388 sq ft

Garage: 73 sq m / 788 sq ft

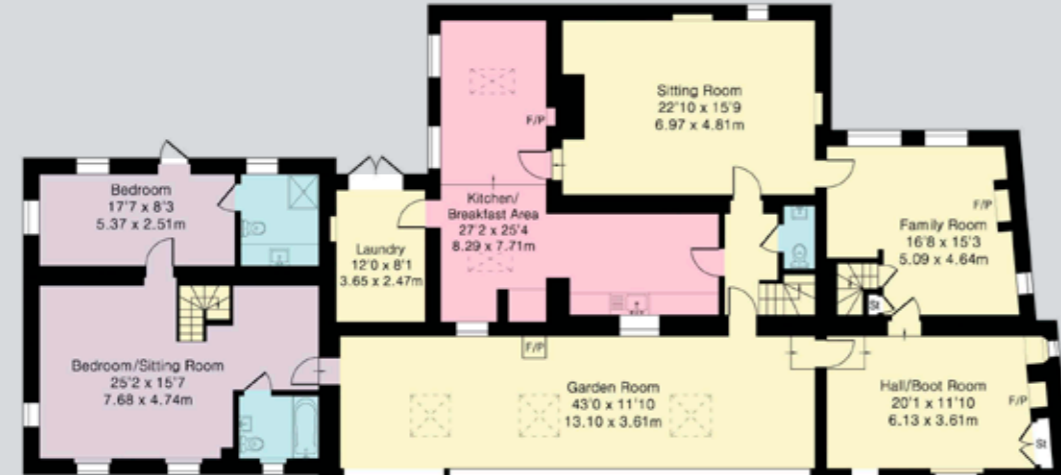
Total Area: 417 sq m / 4,492 sq ft



Annexe First Floor



Garage

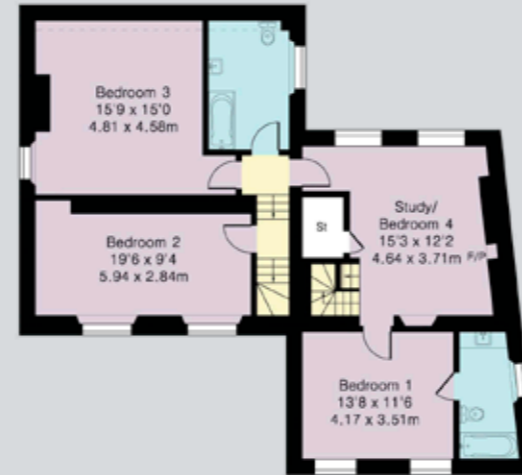


Annexe Ground Floor

Ground Floor



Second Floor



First Floor



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.

## PROPERTY INFORMATION



Annexe



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## Property Information

**Tenure:** Freehold.

**Services:** Oil fired central heating. Mains water. Mains electricity. Private drainage. Full fibre Broadband (900Mbps) from Gigaclear. Solar panels.

**Local Authority:** West Oxfordshire District Council.

**Council Tax Band:** G

**EPC:** D

**Directions:** From Oxford take the A44 to Woodstock and after approximately 1.5 miles turn left signposted to Stonesfield and Charlbury on the B4437. Continue on this road through Charlbury, passing the railway station on your left. Upon leaving Charlbury on the B4437 pass the second right turn signposted to Chilson and turn left immediately thereafter into a private driveway with the entrance to Chilson Hill Farm then on the left after about 20 metres.

**Postcode:** OX7 3HP

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



Annexe



Annexe



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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: November 2024. Photographs dated: 2024. Capture Property 01225 667287.

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