



Old Woolman's House, Churchill



A fabulous Grade II listed property with generous gardens.

Churchill is an attractive Cotswold village with a thriving community situated near the market town of Chipping Norton. Churchill is the birthplace of Rick Stein, chef and William Smith, British geologist. At the heart of the village is the highly-rated Chequers public house which sits opposite the village green, a village hall, which has film nights most months, a cricket pitch and a Church.

In nearby Kingham, there is a village shop, along with a primary school and the Kingham Plough public house and Wild Rabbit. The acclaimed Daylesford Organic Farm Shop is just beyond, and Soho Farmhouse is a 20-minute drive. Within the market town of Chipping Norton are further facilities, including a variety of shops, supermarkets, restaurants and a theatre, with the City of Oxford 24 miles to the south. State and private schooling in the area is outstanding, with schools in nearby Kingham and Bledington, Kitebrook near Moreton in Marsh, Tudor Hall and Bloxham School near Banbury, the Dragon School, Magdalen College School and a host of others in Oxford and Cheltenham Ladies College and Cheltenham Boys School in Cheltenham. The village is well situated for communications which are excellent, with a fast and frequent service to London Paddington from Kingham Station from 76 minutes. The M5 motorway at Cheltenham and the M40 at Oxford provide access to the national motorway network. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon and golf courses at Wychwood, Chipping Norton and Burford and many other outdoor pursuits, including a fantastic network of footpaths and bridleways.



The property

Old Woolman's House is a wonderful period home, situated in a quiet location, with generous living accommodation. Built in 1694, it is claimed to be one of the oldest homes in the village. An entrance porch with a stable door welcomes you through into the large kitchen breakfast room. The room provides a dining and sitting area with a range of kitchen units under a vaulted ceiling. A pair of double doors lead onto the terrace, with a second pair leading into the garden. A generous drawing room can be found off the kitchen with wooden floors, exposed beams and a beautiful inglenook fireplace. A cosy study is beyond the drawing room with a door leading into the garden. The ground floor also provides a utility room, cloakroom, pantry and second kitchen with a double bedroom and en suite above, which provides for an annexe arrangement as a separate front door leads out to the front of the house. In the main house, a staircase leads to the first floor, where two double bedrooms are available, along with a bathroom. A further two double rooms are situated on the second floor with a well-appointed bathroom with a separate shower. Outside, the property is approached over a gravelled drive with parking for up to three cars. Beautiful mature gardens wrap around the side of the property to the rear, where a range of well-stocked beds, shrubs and trees provide a wonderfully private garden. A large terrace can be found outside the kitchen doors for outdoor dining, with a second terrace adjacent to the heated swimming pool. A very useful stone garden store is also on hand.

Services

Mains water, electricity and drainage. Oil-fired central heating

Tenure

Freehold

Local Authority

West Oxfordshire council, Tax band G

What3words

Protect.Yesterday.Replace





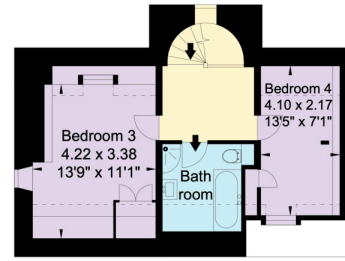




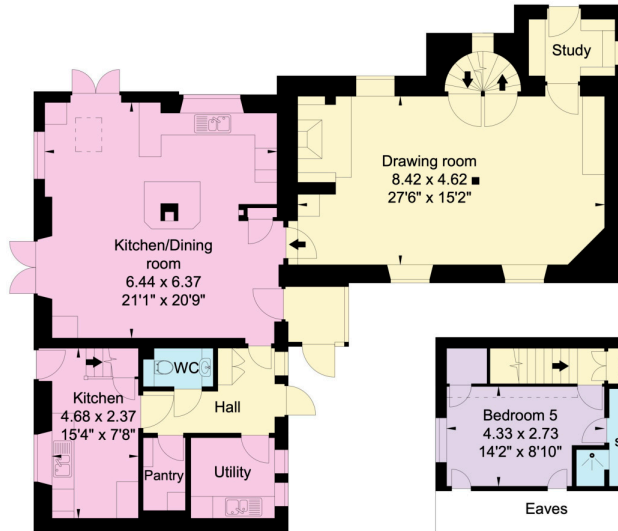
Store
3.31 x 1.77
10'9" x 5'8"

Outbuilding
Not shown in
actual location /
orientation

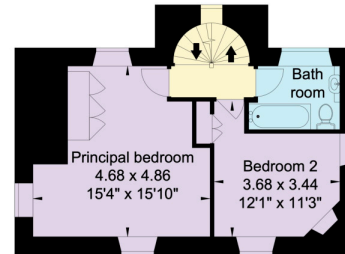
Denotes restricted
head height



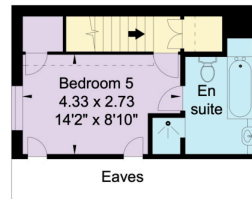
Second Floor



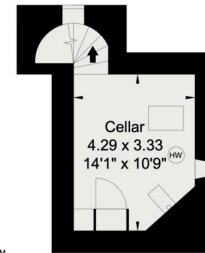
Ground Floor



First Floor



Eaves



Cellar



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 238 sq m (2,562 sq ft)

Store: 6 sq m (63 sq ft)

Total: 244 sq m (2,625 sq ft)

Inc. Restricted head height

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The Old Woolmans House
Churchill

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 August 2023. Photographs and videos dated August 2023.

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