

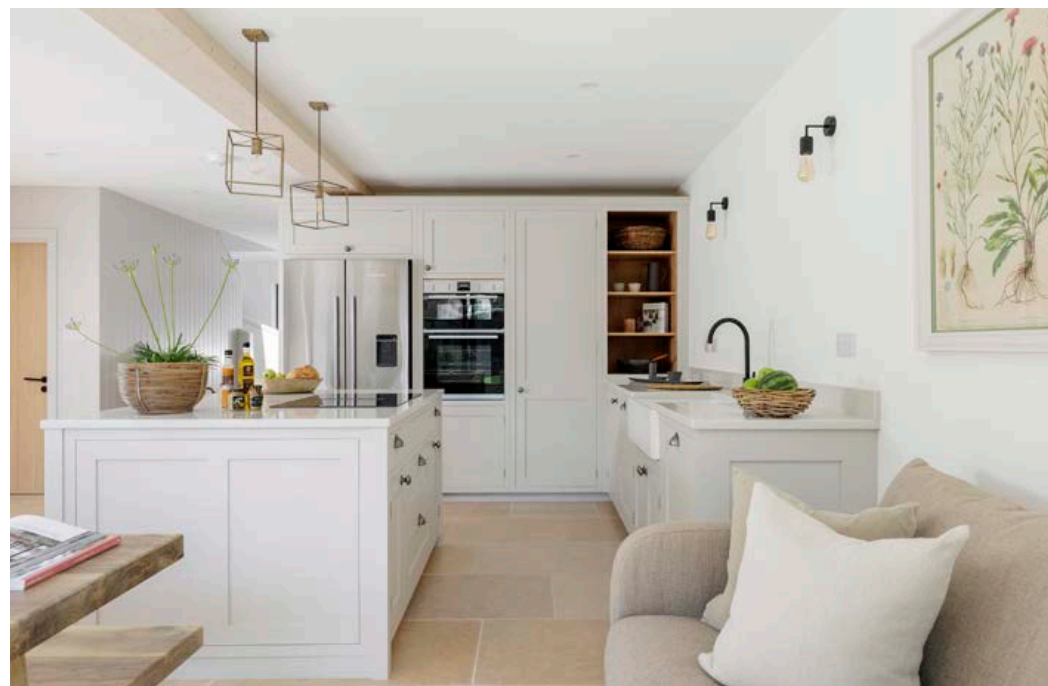


Hunters Retreat, Kennels Lane, Chipping Norton, Oxfordshire

A beautifully presented, stylish property on the edge of this popular market town.

Location

Hunters Retreat is located on the edge of Chipping Norton with wonderful Cotswold views to the South West. Chipping Norton is a thriving market town situated in the Cotswold hills on the Western edge of Oxfordshire. The town offers a range of shops and facilities including several supermarkets, restaurants, a well-known theatre, boutique cinema, leisure centre and golf club. Nearby is Daylesford Organic Farm shop and the renowned Soho Farmhouse with more comprehensive facilities available in Oxford. State and private schooling in the area is outstanding, with schools in Chipping Norton, nearby Kingham and Bledington, Kitebrook near Moreton-in-Marsh, Tudor Hall and Bloxham School near Banbury and a host of others in Oxford and Cheltenham. The town is well situated for communications which are excellent with fast and frequent train services to London from Kingham and Banbury. The A44 allows access to the M5 and Worcester to the North and to the M40 and Oxford to the South. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf at Cotswolds Hotel & Spa on the edge of the town, Lyneham and Burford and rugby at Gloucester. There are a number of footpaths and bridleways in the area providing the perfect opportunity to enjoy the beautiful scenery the Cotswolds has to offer.



3



3



2



EPC

A



Distances

Stow-on-the-Wold 9 miles, Kingham (trains to London Paddington from 76 mins) 5 miles, Daylesford 5 miles, Soho Farmhouse 8 miles, Burford 10 miles, Woodstock 10 miles, Oxford 21 miles.

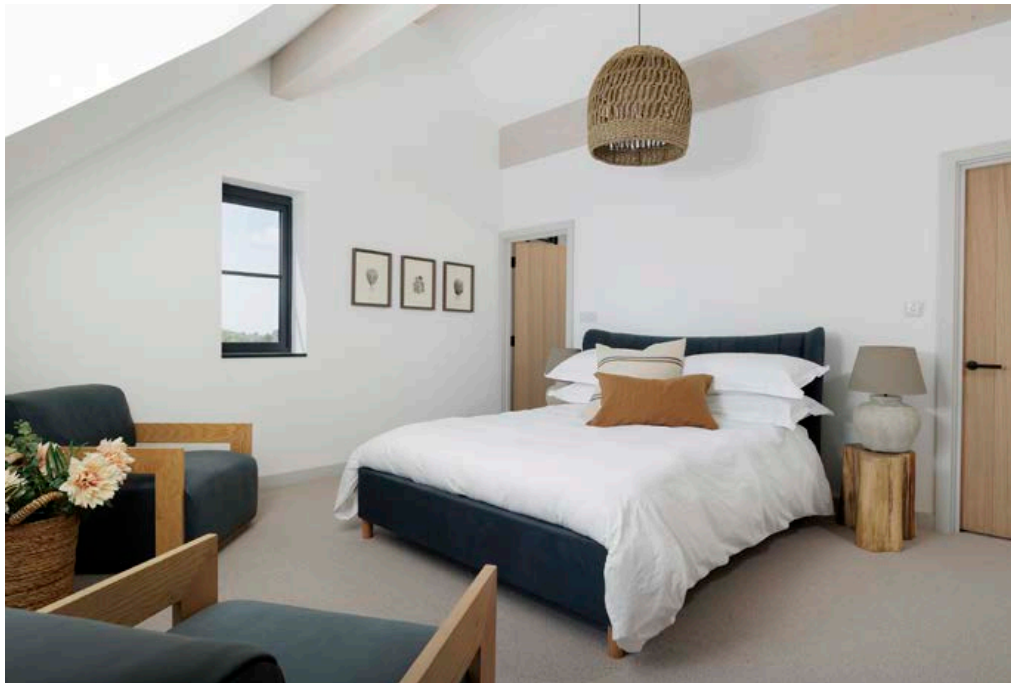
(Distances and time approximate)

Hunters Retreat

Hunters Retreat is a beautifully presented, particularly light and airy property set back from the driveway into the former Hunt Yard, on the edge of popular market town of Chipping Norton. The beautiful oak framed porch leads into the spacious entrance hall with coat hanging area and wide panelled staircase rising to the first floor. Off the hallway is a useful utility room with range of units, inset sink and space for a washing machine. A door leads out to the side pathway. No doubt the heart of the home is the spectacular kitchen/dining/family room. With a full range of bespoke units providing plenty of storage, and a central kitchen island with seating. Integrated appliances include a Fisher Paykel fridge/freezer, dishwasher, ceramic hob with filtered extractor fan, double oven/combination microwave. This wonderful light room has two sets of doors leading out to the garden and terrace. The downstairs cloakroom is neatly tucked beneath the stairwell. The beautiful double aspect sitting room has a central wood burning stove and doors leading out to the rear terrace.

Upstairs off the large landing area are three double bedrooms all with en suite bathrooms.







Garden and Grounds

Approached through a 5-bar gate the gravelled drive has parking for a number of cars. There is a large double garage with electric roller shutter door with internal staircase leading up to a first-floor room that could have a number of uses. The rear garden has a beautiful, raised terrace, ideal for alfresco entertaining and is mostly laid to lawn with raised borders

Property Information

Tenure: Freehold.

Services: Mains water, electric, drainage, gas and underfloor heating to the ground floor.

Local Authority & Council Tax Band: West Oxfordshire District Council. Band D.

EPC: Band A

Postcode: OX7 5YB

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

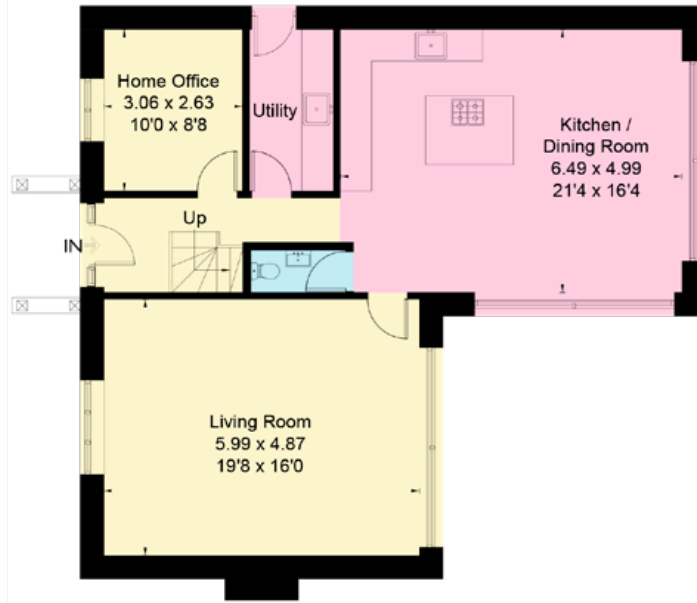


Approximate Gross Internal Floor Area

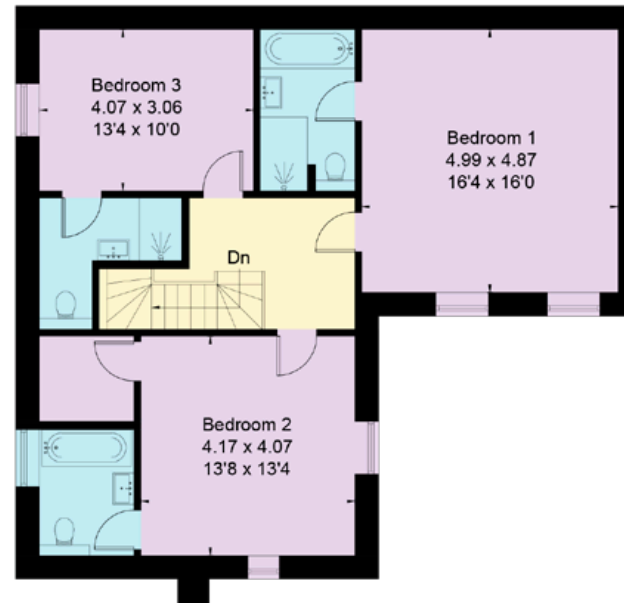
Main House: 172.5 sq m / 1,857 sq ft

Garage: 49.3 sq m / 530 sq ft

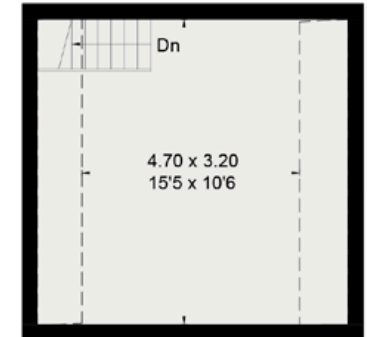
Total: 221.8 sq m / 2,287 sq ft



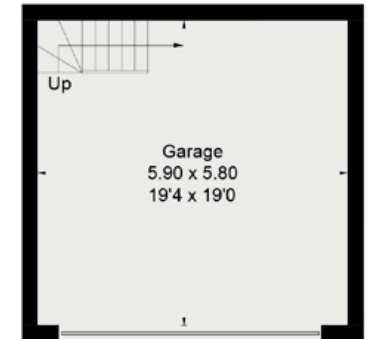
Ground Floor



First Floor



First Floor - Garage



Ground Floor - Garage

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.

Knight Frank Stow-on-the-Wold

Brett House, Park Street

Stow-on-the-Wold

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Helen Waddilove

01451 600617

helen.waddilove@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.