



Hollingreave, Great Rollright, OX7



A generous modern home with glorious countryside views.

The village of Great Rollright sits on the edge of the Cotswolds and within a conservation area, surrounded by unspoilt rolling countryside. Amenities in the village include a parish Church and an active village hall. Wyatts garden centre and farm shop, just outside of the village. Further shopping facilities can be found in the nearby market town of Chipping Norton including supermarkets, shops, pubs and restaurants. Daylesford Farm Shop and Soho Farmhouse are both approximately 6 miles away. Great Rollright has a popular village school. Further education in the area includes state and grammar schooling in Chipping Norton, Bourton-on-the-Water, Burford and Stratford-upon-Avon. Private schooling includes nearby Kitebrook, as well as the Bloxham, Banbury and Oxford schools. The property is well located for access to main communication routes, being midway between the M40 and the M5 for easy access to the Midlands, London and the West Country. Kingham provides a mainline station that runs into Oxford and London Paddington. Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, rugby at Worcester and Gloucester and a large network of footpaths and bridleways for walking and horse riding.

Chipping Norton 3 miles, Great Tew 6 miles, Kingham 6.5 miles, (trains to London Paddington from 90 minutes), Charlbury 10 miles, Banbury 13 miles (trains to London Marylebone from 60 minutes), Oxford 20 miles (All distances are approximate).



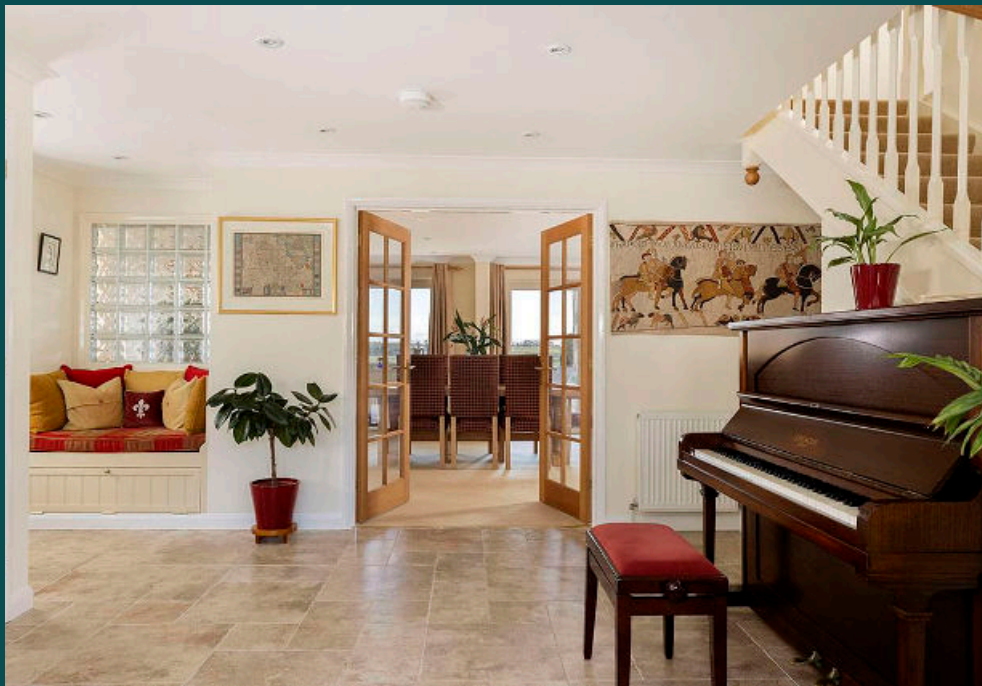
Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating.

Local Authority

West Oxon District Council: 01993 861000

Tenure: Freehold



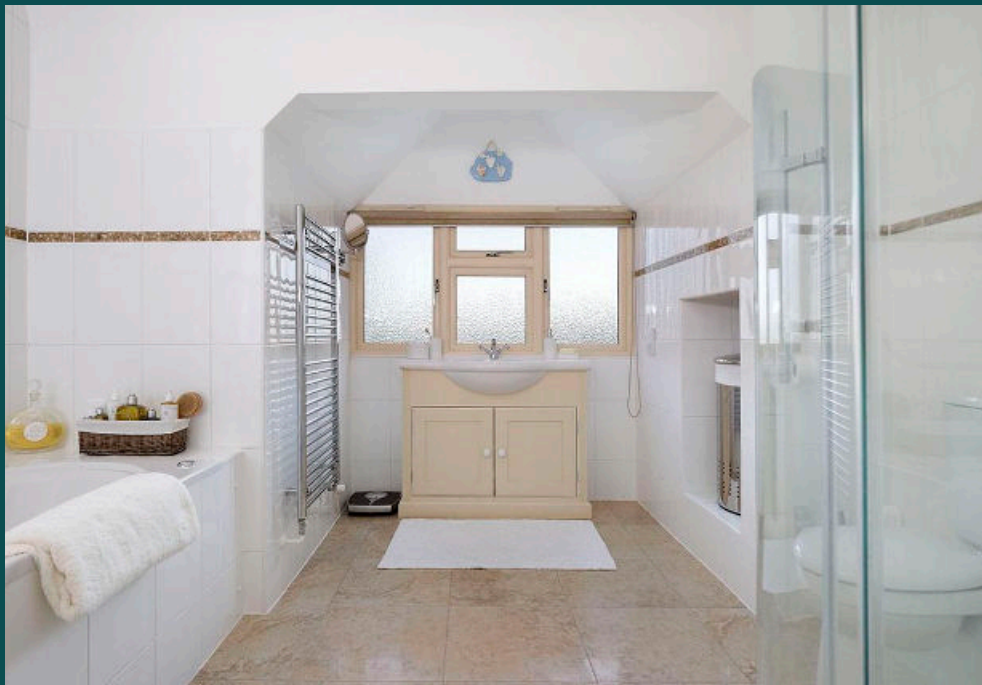
The Property

Hollingreave is a detached home located on the edge of the village with views across the rolling hills to the south. The property benefits from a sweeping in and out drive, with Cotswold stone walling and five bar timber gates, sitting within a private 0.4 acre plot. This beautiful Cotswold stone property will appeal to a range of buyers from families, to second home owners, to those wishing to downsize. The accommodation is very well presented and offers great versatility, including access to high speed broadband. Maximising natural light and the sun's warmth, the property has been modernised throughout & extended to an architect's design. The ground floor provides light and spacious living accommodation with a reception hall, cloakroom and cloak cupboard, a large drawing room/ dining room, kitchen breakfast room, utility room, laundry room, ground floor bedroom with en suite, study and integral double garage. On the first floor the generous room sizes continue with a principal bedroom with stunning views, built in Cupboards and en suite shower room. A second bedroom with built in cupboards and an en suite bathroom is on hand, along with two further large double bedrooms and a family bathroom, including a Jacuzzi bath and double shower.

Directions (OX7 5RR)

From Stow-on-the-Wold, head east on the A436. Turn right at The Greedy Goose onto the A44 and then immediately left signposted The Rollrights. Continue along this road until you reach the A3400. Turn right and again immediately left towards Great Rollright. After a short distance take the right hand fork towards Great Rollright. Upon entering the village take the first right hand turning and proceed through the village and after 500m turn left into South End. Continue for 150m where the property will be found on the right.

Maximising natural light and the sun's warmth, the property has been modernised throughout and extended to an architect's design.

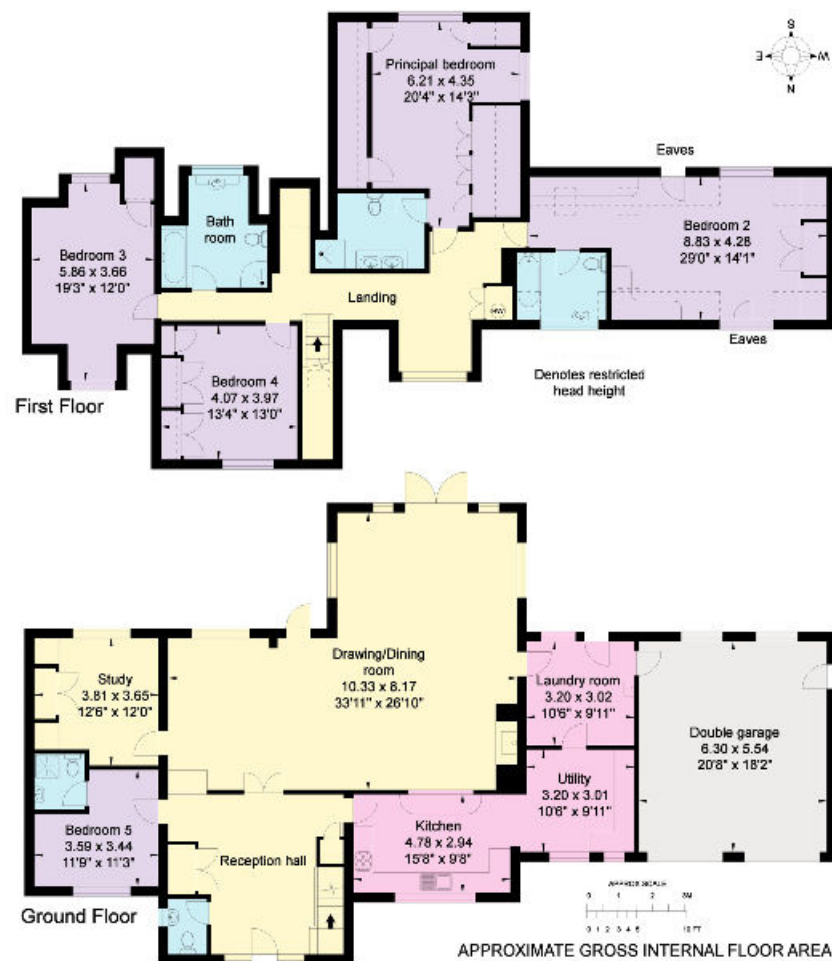




Garden and Grounds.

The rear garden is beautifully maintained and mainly laid to lawn with a range of mature borders, shrubs and trees and a large raised terrace to enjoy the far reaching views to the South.





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 text of the Particulars.

Knight Frank
Stow-on-the-Wold
Brett House
Park Street
GL54 1AG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Leigh Glazebrook BSc (Hons)
01451 600613
leigh.glazebrook@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 January 2022. Photographs and videos dated January 2022.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.