



Great Rollright,
Chipping Norton, Oxfordshire

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A quintessential and characterful two double bedroom cottage that has been extensively refurbished and improved with a private and enclosed rear garden.

Great Rollright is an attractive village in a rural setting but in close proximity to local amenities and transport links. The village benefits from an active village hall, church and sought after primary school. Convenience shopping is available in nearby Hook Norton and Chipping Norton, whilst the commercial and cultural centres of Banbury, Stratford-Upon-Avon and Oxford are within easy reach. Great Rollright boasts the historic monuments of The Rollright Stones.

The location is well served by transport links including railway stations at Kingham, Charlbury and Banbury and proximity to the M40 motorway. There are also excellent state and private primary and secondary schools nearby. Local leisure amenities include golf at Heythrop Park, theatre at Chipping Norton or Stratford, designer shopping at Bicester Village, horse racing at Cheltenham, the Daylesford Organic Farm Shop & Spa, Soho Farmhouse at Great Tew plus numerous local pubs countryside. surrounded by beautiful Cotswold countryside.





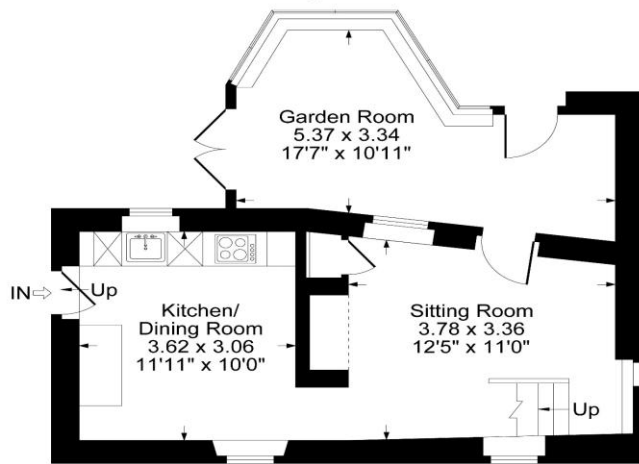
The Property Briefly Comprises of:

- Charming Stone Cottage
- Character Features
- Sitting Room
- Kitchen/Dining Room
- Garden Room
- Two Bedrooms
- Modern Bathroom
- Delightful Enclosed Rear Garden
- Summer House/Home Office
- Double Glazed Throughout
- Electric Panelled Heating Controlled Via Bluetooth
- No Onward Chain

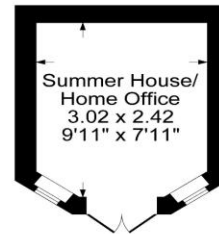
Guide Price: £395,000



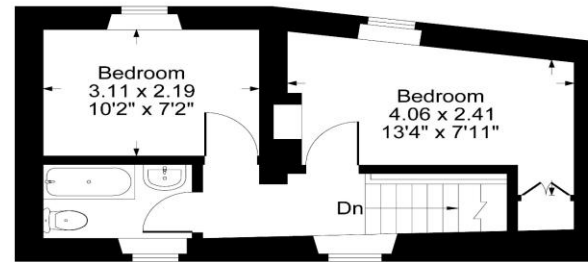
Approximate Gross Internal Area
 Ground Floor = 42.72 sq m / 460 sq ft
 First Floor = 25.59 sq m / 276 sq ft
 Outbuilding = 7.04 sq m / 76 sq ft
 Total Area = 75.35 sq m / 812 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



Outbuilding



First Floor

Local Authority: West Oxfordshire

Council Tax Band: TBC

(Subject to change after completion)

Tenure: Freehold

Distances

- Banbury c. 10 miles
- Hook Norton c. 3 miles
- Oxford c. 29 miles
- Stratford Upon Avon c. 19 miles
- Cheltenham c. 27 miles
- Birmingham c. 43 miles London c. 78 miles
- Charlbury or Kingham to London, c. 1 hour
- Bicester North or Banbury to London, c. 1 hour

Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

Mark David
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