

CHALFORD HOUSE

OLD CHALFORD • OXFORDSHIRE



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A substantial period Cotswold family home within easy reach of Chipping Norton and Oxford

Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/Breakfast room • Utility • Study • Cloakroom

5/6 Bedrooms • Study/Bedroom 6
5 Bath/Shower rooms • Dressing room

Double garage • Off-road parking • Enclosed gardens

Chipping Norton 1.5 miles • Great Tew 6 miles
Charlbury (rail link to Paddington) 6 miles • Oxford 16 miles
Banbury (rail link to Marylebone) 13 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Chalford House

- A charming Cotswold family house near Chipping Norton, extending to about 4000 square feet, with versatile accommodation, elegant proportions and easy access to Oxford, London and excellent schooling.
- The current owners have comprehensively updated the property whilst retaining its original character and charm.
- The property has numerous attractive features including stone mullion windows, open fireplaces with ornate surrounds and oak flooring.
- Gravelled driveway, double garage, ample off-road parking and private lawned garden.

Old Chalford, Oxfordshire

Old Chalford lies to the east of Chipping Norton, with the A44 providing excellent access to Oxford to the south, Moreton-in-the-Marsh to the west and Banbury to the east.



Surrounded by unspoilt rolling countryside, Chipping Norton provides a wide range of amenities including shops, schools, public houses and restaurants.



Sporting facilities in the area include golf at Tadmarton Heath, Heythrop Park, Chipping Norton, Wychwood and Brailes, racing at Cheltenham, Stratford and Warwick.



Soho Farmhouse in Great Tew, offers a range of amenities including a gym, tennis court, extensive range of restaurants, swimming pools, cinema and shops along with a range of accommodation. Soho Farmhouse is open to members.



Communications are good. In addition to the A44 providing access to Moreton-in-the-Marsh and Oxford, the M40 (Junction 9) is approximately 20 miles away.



Rail communications are excellent with Kingham and Charlbury mainline railway stations providing trains to London Paddington taking about 75 minutes, about 8 miles away, or a more frequent service to London Marylebone from Banbury, taking around an hour.





Excellent educational facilities include Kitebrook (Moreton in the Marsh), The Dragon School, Summer Fields and St Edward's (Oxford), Tudor Hall and Bloxham (Banbury), Cheltenham College and Kingham Hill School.

Directions (Postcode OX7 5QR)

From Chipping Norton take the A44 south towards Oxford. After passing through the traffic lights next to Chipping Norton golf club, continue south for a further 0.5 miles and turn left onto the driveway to Chalford House. Once on the driveway, continue for 20 yards and take the first right and then bear right before a yew hedge, into the gravelled parking area in front of Chalford House.

Services

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

Fixtures and Fittings

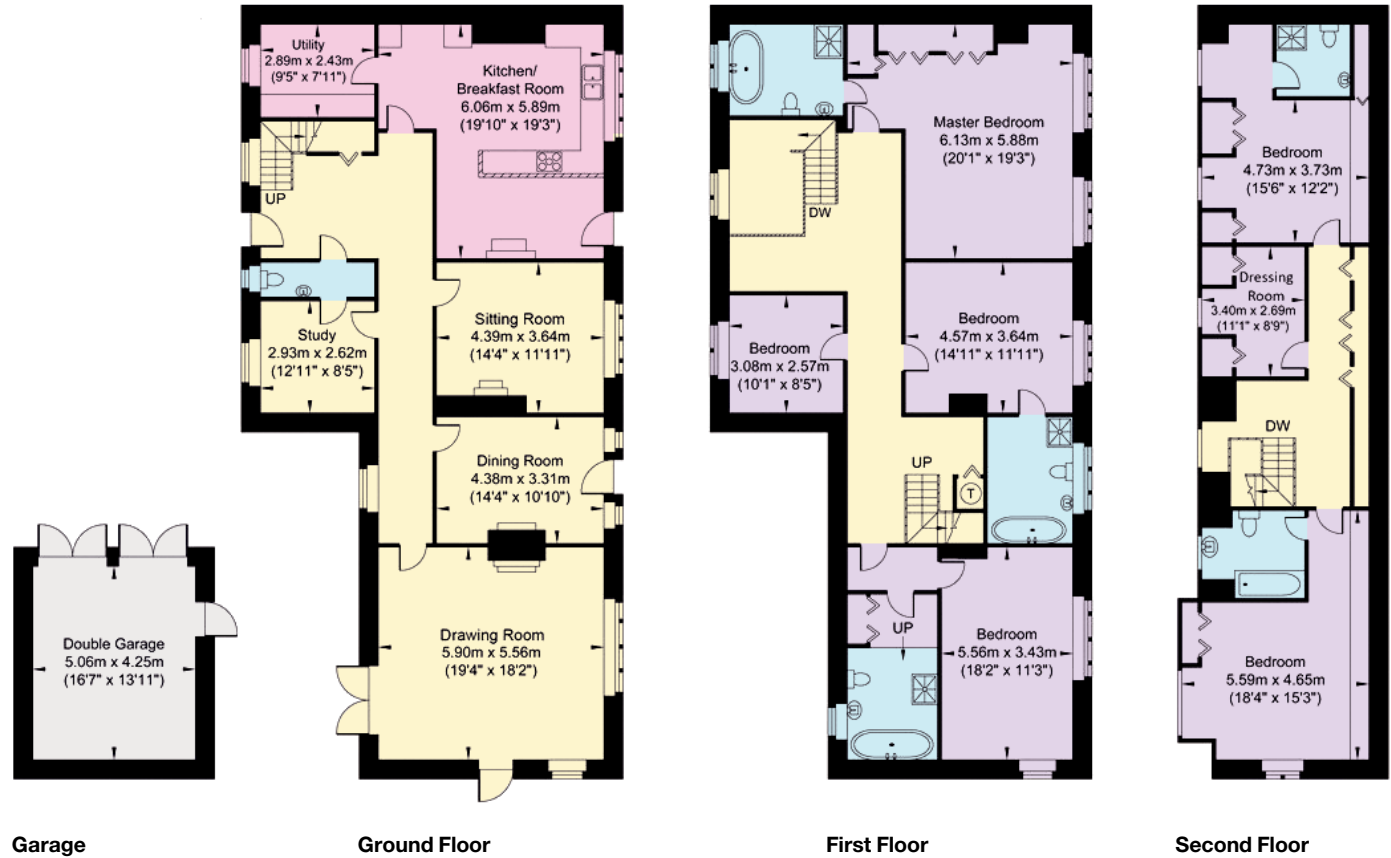
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale.

Local Authority

West Oxfordshire District Council. 01993 861 000

Approx. Gross Internal Area:- 369 sq.m. 3971.88 sq.ft
 Approx. Gross Internal Area (Garage):- 21.51 sq.m. 231.54 sq.ft
 Total. Gross Internal Area:- 391 sq.m 4208.69 sq.ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			