



HILL VIEW

1 LONDON ROAD, CHIPPING NORTON, OXFORDSHIRE OX7 5AR



MAXWELL DOUGLAS

CHARTERED SURVEYORS | ESTATE AGENTS

Hill View

A substantial detached family house in the town centre with the benefit of parking, garden and a self contained annex.



- Entrance hall
- 3 reception rooms
- Kitchen/breakfast room
- Basement/utility room
- 5 double bedrooms
- 3 bathrooms
- 1 bed self contained annex

Location

Moreton-In-Marsh	8 miles
Stow-On-The-Wold	9 miles
Banbury	13 miles
Oxford	19 miles
Charlbury railway station	7 miles
London Paddington	80 mins

(all distances and times are approximate)

Situation

Chipping Norton is referred to as 'the gateway to the Cotswolds' and historically was an important centre for the wool trade. The property is located on the edge of the town centre which offers a mix of national retailers such as Sainsbury's, WH Smith, Caffè Nero & Boots plus a variety of specialist shops, a popular theatre, golf course, leisure centre, swimming pool plus cafes, pubs and restaurants. There are regular bus services to Banbury, Oxford and Witney. Kingham or Charlbury stations offer mainline rail links to Oxford, Worcester and London Paddington (80 mins). Chipping Norton has excellent primary and secondary schools in the town and all within walking distance.

Description

Dated 1879, Hill View is a Victorian townhouse of some presence. Spacious, well proportioned accommodation is spread over four floors and is stylishly presented by the current owners. The gracious rooms with shutters and exposed wooden floors currently make a comfortable family home although would suit conversion to alternative uses. The raised ground floor consists of flexible entertaining spaces. The upper two floors are a series of large bedrooms and bathrooms benefitting from far reaching views to the west. The lower ground floor could be developed further but is now useful laundry and workshop spaces. The self contained annex is currently let out but could easily be reincorporated into the main home.

Outside

The property benefits from off street parking at the front of the house with mature borders and a private courtyard garden to the rear.

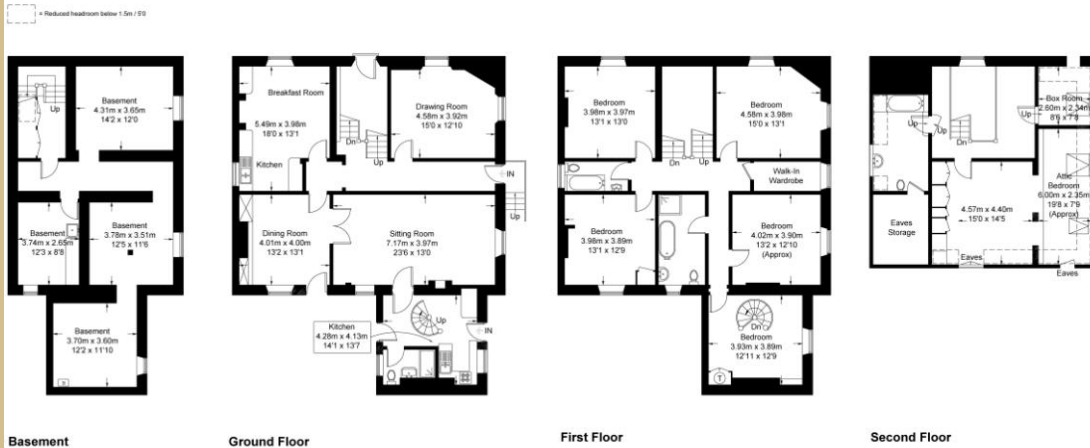
General Information

- All mains services
- Gas central heating
- Conservation Area
- AONB
- Council Tax Band G (£2,610.16 per annum)

www.westoxon.gov.uk

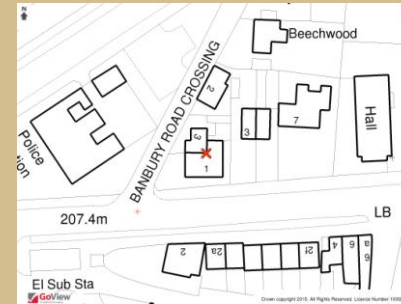


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Approximate Gross Internal Area = 306.5 sq m / 3299 sq ft
 (Including Annex / Excluding Eaves Storage / Attic Bedroom)
 Basement = 82.7 sq m / 890 sq ft
 Attic Bedroom = 13.8 sq m / 148 sq ft
 Total = 403 sq m / 4337 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID210829)



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	C	D
C	D	D	E
D	E	E	F
E	F	F	G
F	G	G	

Energy Efficiency Rating: Current: 56, Potential: 77
Environmental (CO₂) Impact Rating: Current: 46, Potential: 76

For further information or to arrange a viewing, please contact us on **01608 644 000** or email info@maxwelldouglasproperty.co.uk
www.maxwelldouglasproperty.co.uk

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