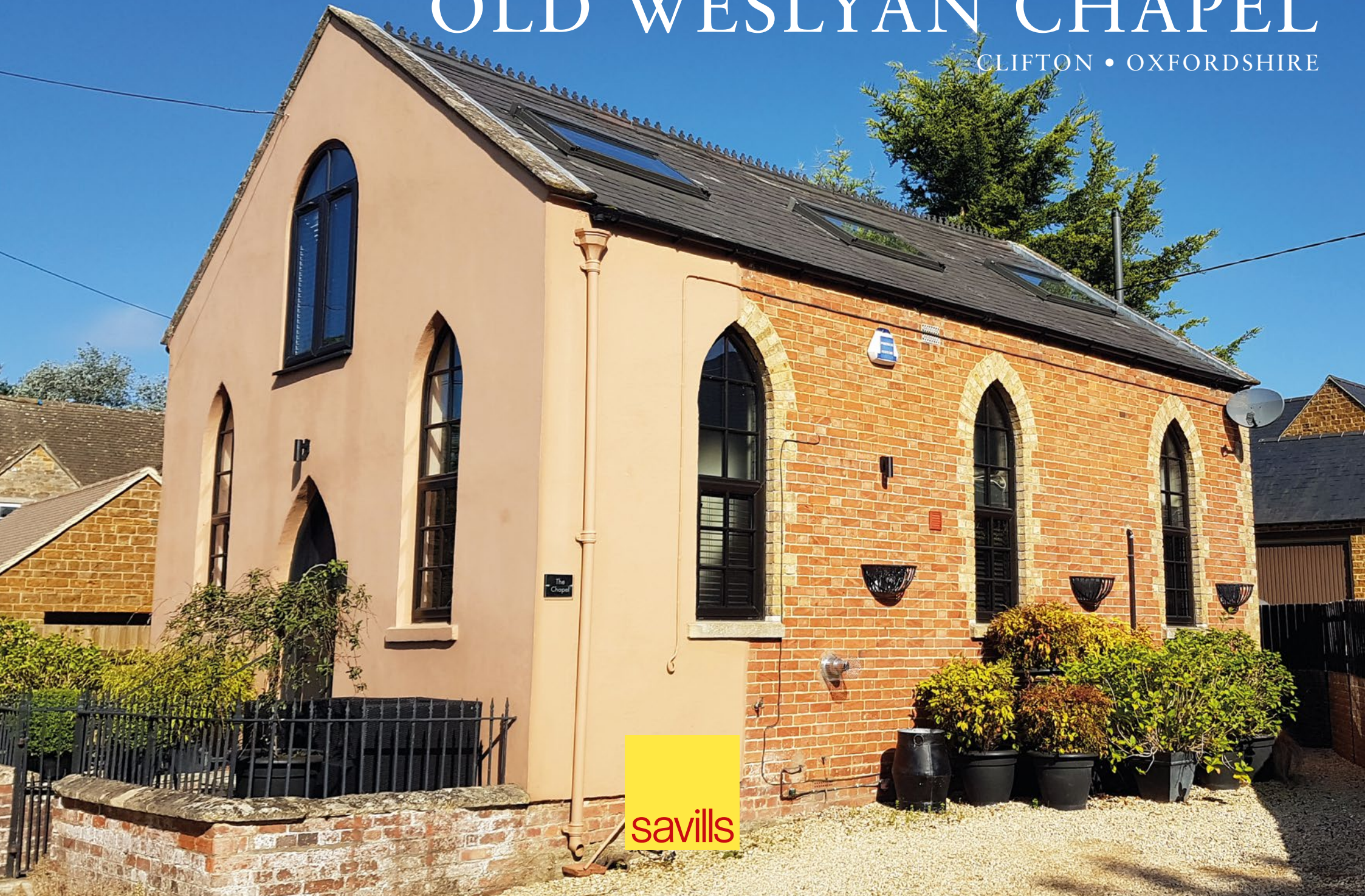


# OLD WESLYAN CHAPEL

CLIFTON • OXFORDSHIRE



savills



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Approximate distances: Banbury 8 miles (London Marylebone by rail from 57 minutes), Bicester 11 miles (London Marylebone from 40 minutes), Oxford 24 miles, M40 (J10) 6 miles

*Unique chapel conversion with countryside views*

## Ground floor:

Entrance hall, three bedrooms, bathroom

## First floor:

Open plan living area comprising dining area, sitting area and kitchen

Parking for two vehicles





## SITUATION

Clifton is a small village set in the rolling countryside of North Oxfordshire, predominantly made up of stone cottages and houses and with its own pub.

The nearby village of Deddington offers a range of local facilities including top quality village shops (delicatessen and butchers), co-op/post office, restaurants, public houses, primary school and churches. There is also a monthly farmers market which is held at the Market Place.

The nearby market towns of Bicester (11 miles) and Banbury (8 miles), together with the University town of Oxford, provide full specialist requirements. 11 miles to Bicester village.

Approximately 9 miles to the south-west is the exceptionally attractive village of Great Tew, with the Soho Farmhouse private members club between Great Tew and Sandford St. Martin.

Communication is good with mainline station at Bicester North and Banbury providing fast train services to London Marylebone (about 40 and 55 minutes peak time respectively) and M40 (J10) Ardley about 7 miles.

Educational facilities in the area include primary schools in Steeple Aston and Deddington. Private preparatory schools Carrdus, (Overthorpe), St Johns Priory (Banbury), Winchester House

(Brackley), Beachborough (Westbury) and The Dragon (Oxford). Senior private schools include:- Tudor Hall (girls), Bloxham, Stowe and St Edwards.

## DESCRIPTION

A unique chapel conversion dating back to 1869 in a peaceful location in the heart of the village of Clifton. Renovated and presented to a high standard with contemporary interiors alongside original period features.

Spacious open plan living area on the first floor containing kitchen, dining and seating areas, with features including high vaulted ceiling with beams and large chapel windows. Velux double glazed skylights and French windows to the front and back create a light and airy space.

Windows to the front offer stunning uninterrupted countryside views.

Three bedrooms lead off the entrance hall, two of which allow for a king size bed and one a single bedroom or useful office space.

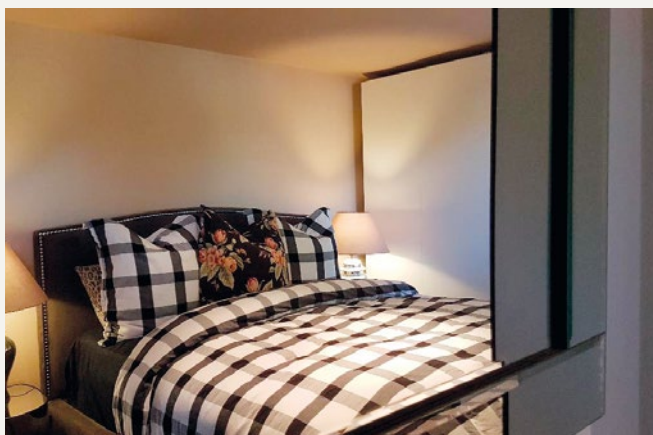
Bathroom with modern fixtures and fittings, and a useful store cupboard/airing cupboard also on the ground floor.

Perfect for a full time home, or an ideal second home to 'lock up and leave' secured with alarm.

There is a bridleway leading from the end of Chapel Close, perfect for countryside walks, horse riding or dog walking.

Shared gravel driveway leads to a private parking area for two vehicles at the side of the property.

Terrace to the front of the property behind wrought iron railings ideal for an outdoor seating area, and also a further enclosed gravel area to the side.



Convenient location with Deddington, transport links, Soho Farmhouse and Bicester North all readily accessible.

## ACCOMMODATION

Please see floor plans.

**SERVICES:** Mains water, electricity, drainage. Oil fired central heating with Grant combi boiler.

**COUNCIL TAX BAND:** D

**POSTCODE:** OX15 0PT

**TENURE:** Freehold

**LOCAL AUTHORITY:** District Council: Cherwell District Council. Tel: 01295 252535.

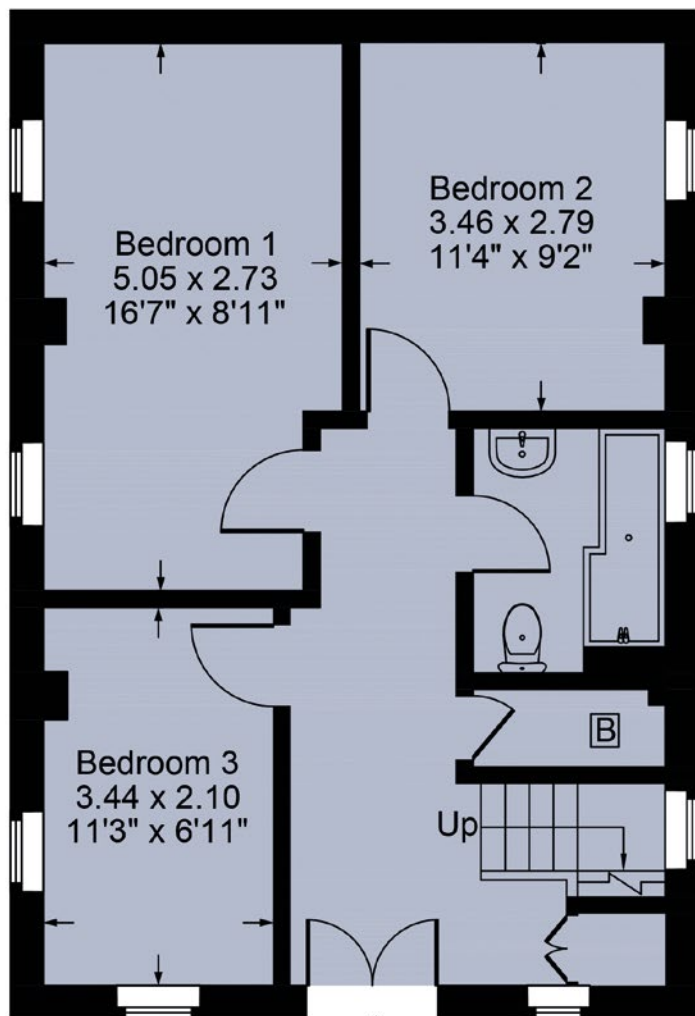
## DIRECTIONS

From Banbury take the A4260 Banbury Road towards Deddington. Just before reaching the traffic lights in Deddington take the left hand turn, continue onto the T junction and take the left turn signposted Clifton. Proceed into the village of Clifton and just before the pub (The Duke) take the right turn down Chapel Close. Continue along Chapel Close until the road splits into three, bear right and the Old Wesleyan Chapel can be found on the right hand side.

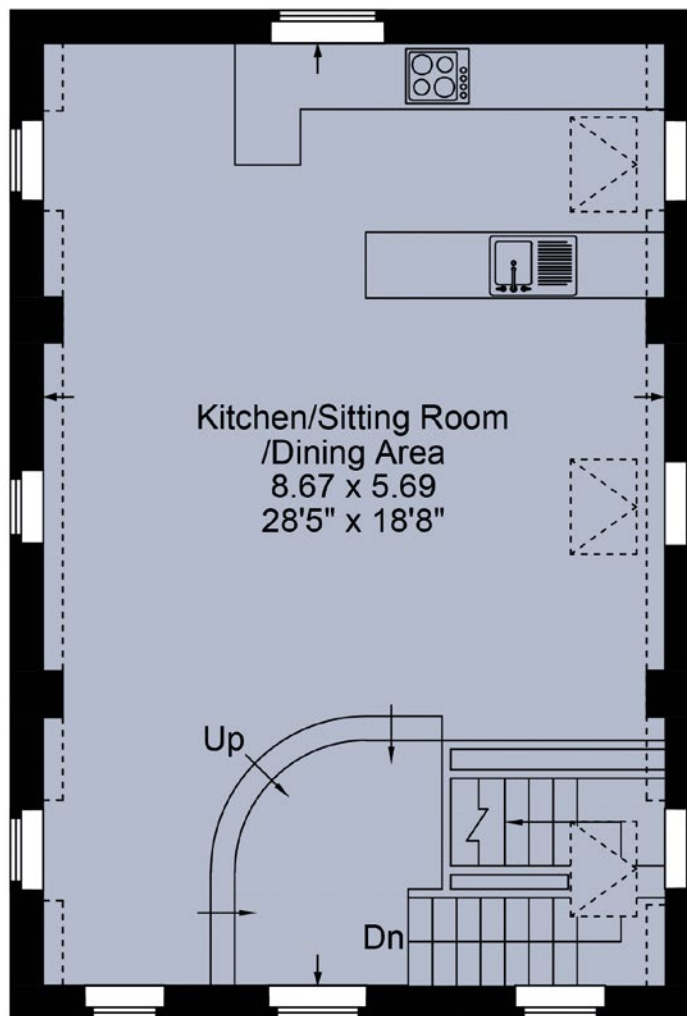
## VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.



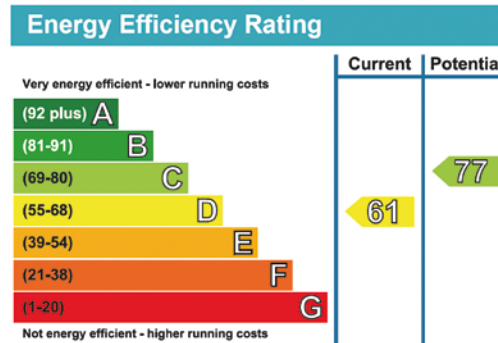


GROUND FLOOR



FIRST FLOOR

Approximate gross internal area  
95 sm / 1026 sq ft  
illustration for identification purposes only.



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