



An enviable country location

North Hill House, Little Minster, Minster Lovell, Oxfordshire OX29 0RS

Freehold



2 reception rooms • conservatory • kitchen • utility & cloakroom • 4 bedrooms • 2 bathrooms • parking & double garage • gardens

Local information

North Hill House lies in this pretty location in the Windrush Valley, an Area of Outstanding Natural Beauty. Quietly positioned away from traffic, Little Minster is adjacent to Old Minster Lovell, which has a historic church as well as the renowned Swan and Minster Mill Hotel. The picturesque ruins of Minster Lovell Hall are on the banks of the River Windrush and, surrounded by open Cotswold countryside, there are lovely walks to enjoy along the nearby network of footpaths and bridleways.

The university city of Oxford lies 15 miles away, and within easy reach, are the famous Cotswold towns of Burford, and the busy, thriving market town of Witney. Communications are excellent, with Little Minster being conveniently placed between the M40, M5 and M4 motorways. Regular train services run from Charlbury, providing a mainline link to London Paddington.

Directions

From Oxford, take the A40 Cheltenham road for approximately 13 miles, passing the exits to Witney, and then take the slip road, signposted Brize Norton and Minster Lovell. At the end of the slip road, turn right onto the B4477 and proceed through Minster Lovell. Turn right onto the B4047/Burford Road, and then turn left where signposted to Little Minster. North Hill House will be found on the right.

About this property

Built in the 1960s, North Hill House has been a much loved family home. With light, nicely proportioned accommodation arranged over two floors, there is now the potential and opportunity to extend and improve further, subject to the usual consents.

There are four bedrooms and two bathrooms on the first floor. On the ground floor, the three inter-connecting reception rooms open to the conservatory overlooking the garden, and there is also a kitchen, utility and cloakroom. The gardens and the setting are a particularly attractive feature of the property. There is extensive parking to the front, leading to the double garage. The mature gardens are laid to lawn and interspersed with trees and shrubs, views beyond. In total, the plot is just under an acre.

Services: Mains water and electricity. Private drainage. Oil heating.

Photographs taken and brochure prepared July 2019.

Tenure

Freehold

Local Authority

West Oxfordshire District Council

EPC rating = D

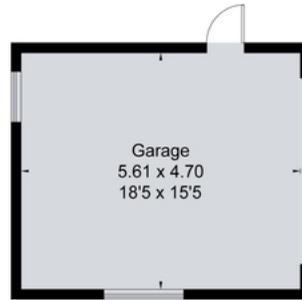
Viewing

Strictly by appointment with Savills



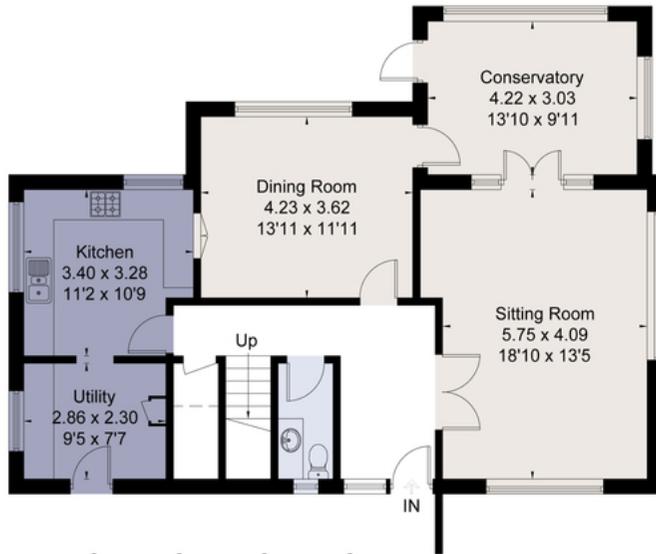


Approximate Area = 173.8 sq m / 1871 sq ft
 Garage = 26.4 sq m / 284 sq ft
 Total = 200.2 sq m / 2155 sq ft
 Including Limited Use Area (4.3 sq m / 46 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group

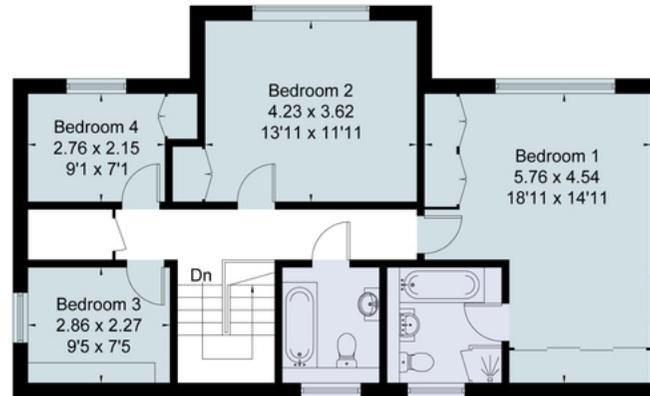


(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 236791

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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