



A well-presented house with far reaching views

Windy Ridge, 4 Petrie Bungalows, Foscot, Chipping Norton, Oxfordshire, OX7 6RS

Freehold



Entrance hall • sitting room • kitchen/dining room • three bedrooms • family bathroom • garden and parking

Distances

Stow-on-the-Wold 6 miles, Burford 7 miles, Witney 14 miles, Cheltenham 24 miles, Cirencester 23 miles, Oxford 26 miles, Kingham Railway Station 2 miles (London Paddington from 75 minutes) (all distances and times are approximate).

Situation and Communications

Foscot is a charming hamlet surrounded by glorious rolling countryside in the Evenlode Valley with the Cotswold Area of Outstanding Natural Beauty. The village is close to both Burford (seven miles) and Stow-on-the-Wold (six miles), which both meet a range of daily requirements including shops, libraries, banks and schools. The main cultural and larger centres of Witney, Cheltenham, Cirencester and Oxford provide a wider choice of leisure, shopping and cultural amenities.

The A424 provides links to the A40 and M40 as well as the M5 at Cheltenham. There are regular train services to Oxford and London Paddington from Kingham Station (two miles).

There is an excellent range of schools locally with well-reputed primary and secondary schools both state and private. The stylish, organic farm and lifestyle shop at Daylesford is just four miles away and the whole region is rich in award winning pubs and restaurants. The general area is crisscrossed with a network of footpaths and bridleways.

Sporting and recreational facilities are well catered for in the wider area with golf courses at Naunton Downs, Burford and Cheltenham. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester.

Windy Ridge

Windy Ridge is a semi-detached brick built property set back from the lane behind high hedging in this sought after hamlet. The very well-presented accommodation is laid out over two floors.

You enter the property from the side via a welcoming entrance hall which leads to a charming sitting room with fireplace housing a wood burning stove. The kitchen/breakfast room is fitted with a good range of country style units with Belfast sink. There is plenty of space for a good sized table and chairs in the breakfast area, which also has a fireplace with wood burning stove, and bi-fold doors open to the garden. A third bedroom come study can also be found on the ground floor with french doors out on to the rear garden. On the first floor are two double bedrooms, which both enjoy far reaching rural views, and a beautifully appointed family bathroom.

The gardens are low maintenance and mainly laid to gravel with a large paved terrace to the front. There is parking for several cars and a useful shed.





General Information

Local Authority

West Oxfordshire District Council. T: 01993 861000. Council Tax Band D.

Services

Mains electricity, water and drainage are connected. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by Cotswold District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions OX7 6RS

From Stow-on-the-Wold, take the A424 towards Burford. Approximately 5 miles along the A424 take the left hand turning signposted Foscot. Continue to Foscot (about 2 miles) and Windy Ridge is the third property on the left as you enter the hamlet.

Viewing

Strictly by prior accompanied appointment with Savills.

Energy Performance Certificate

A copy of the full Energy Performance Certificate is available upon request.

Date of Information

Particulars prepared: July 2020. Photographs taken: July 2020.



Windy Ridge, 4 Petrie Bungalows, Foscot, Chipping Norton, Oxfordshire, OX7 6RS

Approximate Area 101.8 sq m / 1096 sq ft
Including Limited Use Area (6.9 sq m / 74 sq ft)

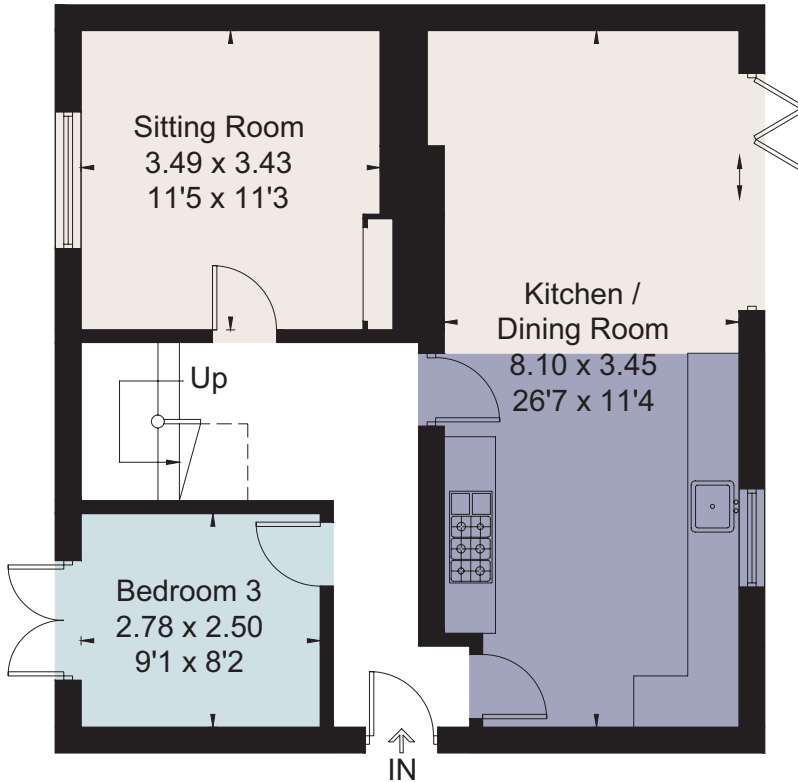
David Henderson
 Savills Stow-on-the-Wold
01451 832832
 stow@savills.com



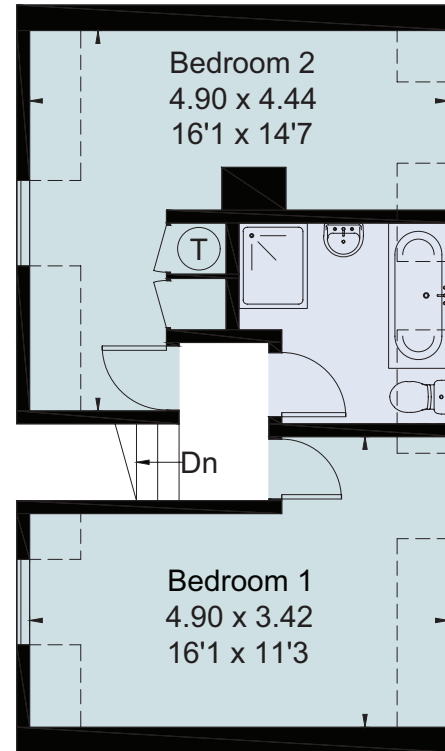
savills

savills.co.uk

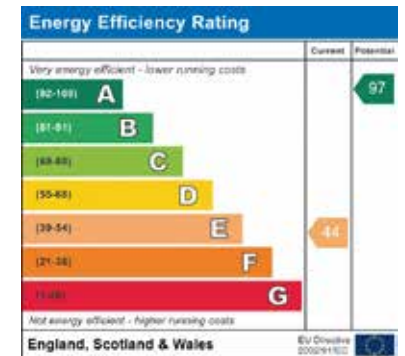
= Reduced head height below 1.5m



Ground Floor



First Floor



For identification only. Not to scale. © 200721DH

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

