



# Extremely versatile village house

Honeystone House, Sidings Road, Churchill, Chipping Norton, Oxfordshire, OX7 6NB

Freehold





Entrance hall • sitting room • garden room • kitchen/ dining room • cloakroom • utility/shower room • multi-purpose room • principal en suite bedroom • two further bedrooms • study/craft room • family bathroom • parking • gardens.

### Distances

Kingham Station (mainline station to London Paddington from 85 minutes) 2.5 miles. Chipping Norton 3.3 miles. Stow-on-the-Wold 7 miles. Oxford 23 miles (all distances and times are approximate).

### Situation and Communications

Churchill is situated within the Cotswolds' 'Golden Triangle' of Chipping Norton, Burford and Stow-on-the-Wold. The village comprises many pretty and attractive properties and benefits from All Saints Church, a playing field and the well regarded Chequers Inn. More extensive facilities can be found in Chipping Norton, Stow-on-the-Wold, Burford, Cheltenham, Stratford-upon-Avon and Oxford providing shopping, leisure and cultural amenities as well as excellent independent and state schools. Highly regarded secondary schools are located in Chipping Norton, Bourton-on-the-Water and Burford. There are primary schools in Kingham and Bledington. Other local schools include Kingham Hill, Tudor Hall, Kitebrook, Bloxham and the Carrdus. Daylesford Organic Farm Shop is just over three miles distant and Soho Farmhouse, a member's only club set in 100 acres, is about 10 miles away.

Communication links are excellent with good access to the M5 (Junctions 10, 11 and 11a)

leading to the West Country and the M40 (Junctions, 8, 9, 10 & 11) providing easy access to London, Heathrow Airport and the Midlands. There are regular train services to London Paddington from Moreton-in-Marsh and Kingham.

Golf courses at Lyneham, Chipping Norton and Naunton Downs. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester. The surrounding countryside is beautiful with traditional Cotswold villages and rural walks.

### Honeystone House

Honeystone House is a handsome wisteria-clad detached property located at the heart of Churchill. Built in 1987, the property is constructed of Cotswold stone. The layout of rooms offers generous and flexible living space which works excellently for a multitude of different types of buyers.

In brief the well-presented accommodation comprises a welcoming entrance hall which leads to a well-proportioned sitting room with an elegant Cotswold stone fireplace housing a Clearview wood burning stove. The sitting room opens into the garden room with views across the garden. A door leads to a rear porch which provides access to the kitchen/dining room and the







garden. The kitchen/dining room is generously proportioned with an excellent range of wall and base units. There is also an electric 3-oven Aga and ample room for a good-sized table and chairs.

Accessed from the kitchen is a rear hall leading to a cloakroom and separate utility/shower room. There is also a room which can be used for a multitude of purposes including home office, hobby room, or laundry for example. This wing of the property along with the room above has the potential to be converted to a self-contained one bedroom annexe (subject to planning consent).

A staircase rises from the entrance hall to the first floor part-galleried landing. There is an excellent dual aspect principal bedroom with fitted Sharp wardrobes and an en suite shower room. There are two further bedrooms and a well-appointed family bathroom. There is a very useful room accessed through bedroom two which is currently used as a hobby/craft room. All the first floor rooms at the rear of the property enjoy wonderful rural views.

To the front of the property is a paved driveway providing ample parking. The front garden is laid to lawn with wildflower borders and a mature apple tree. Two gates provide access to the rear garden which is mainly laid to lawn with two attractive stone storage sheds, shrubs, well-stocked flowerbeds and an extensive paved terrace across the width of the house which is the perfect place to

enjoy the garden in full bloom in the spring and summer and stunning sunsets.

### **General Information**

#### **Local Authority**

West Oxfordshire District Council. Tel: 01993 702941.

#### **Services**

Mains water, drainage and electric are connected to the property. Oil fired central heating. Telephone line subject to BT transfer regulations.

#### **Tenure**

Freehold.

#### **Directions OX7 6NB**

From Oxford proceed north west on the A44 to Chipping Norton. Proceed through the town and fork left on the road to Kingham. Turn right in the middle of Churchill and Sidings Road will be on the right.

#### **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: January 2021. Photographs taken: January 2021.

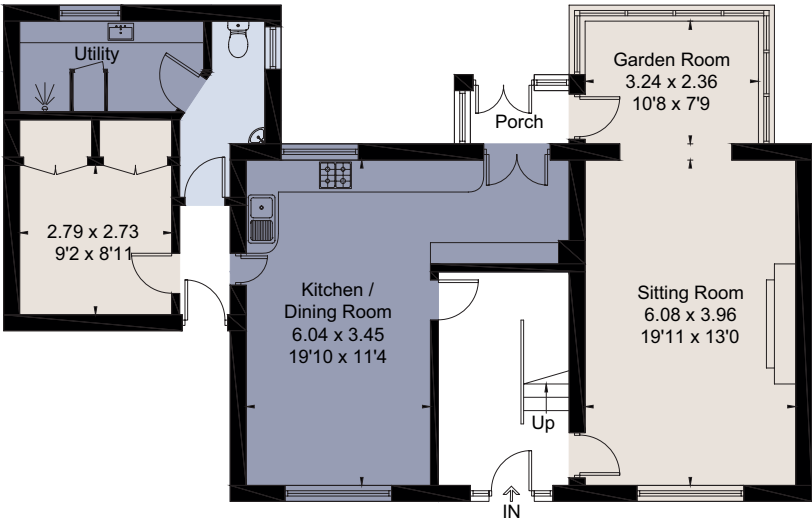
**Honestone House, Sidings Road, Churchill, Chipping Norton, Oxfordshire, OX7 6NB**  
**Approximate Area** 179.7 sq m / 1934 sq ft  
**Including Limited Use Area** (1 sq m / 11 sq ft)



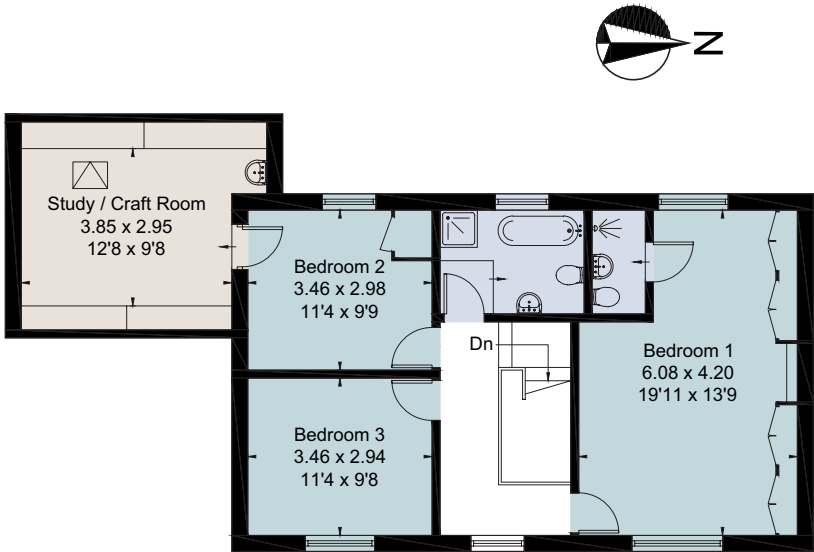
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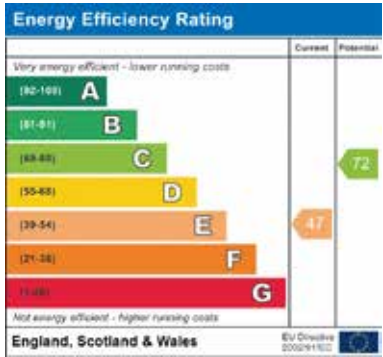
Ground Floor



First Floor



For identification only. Not to scale. © 210120CJ



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