



## A charming Cotswold cottage occupying a quiet location

Little Oxhey, Tyte End, Great Rollright, Chipping Norton, Oxfordshire, OX7 5RU

Freehold

savills

Sitting room • kitchen • two bedrooms • bathroom  
• garden • parking.

#### Distances

Chipping Norton 2.5 miles,  
Great Tew 7 miles, Kingham  
7.5 miles (London Paddington  
from 85 minutes), Charlbury  
9.5 miles, Witney 18 miles,  
Banbury 12 miles, Oxford  
24 miles (all times and  
distances are approximate).

#### Situation and Communications

Great Rollright is located within rolling countryside on the edge of the Cotswolds. Village amenities include a primary school, parish church and an active village hall. Wyatts Farm Shop provides a good range of local produce. Further shopping facilities can be found in Chipping Norton including pubs, banks, library, shops and a theatre. There is a wide range of visitor attractions and historic places of interest for visitors. State and grammar schools are available in Bourton-on-the-Water, Burford, Stratford-upon-Avon, Warwick, Bloxham and Chipping Norton. The location is well served by transport links including railway stations at Kingham and Banbury and proximity to the M40 motorway. The general area is ideal for walkers and cyclists with a network of footpaths and bridleways.

The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival,

Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

#### Little Oxhey

Little Oxhey is a beautifully presented, end of terrace Cotswold stone cottage with period features throughout including exposed beams and stonework and latched doors.

On the ground floor is a sitting room with open fireplace housing a wood burning stove and door to the side. There is space in the sitting room to accommodate a table and chairs. A further door leads to the staircase. The kitchen is fitted with a contemporary range of cabinets. On the first floor are two bedrooms and a bathroom. Bedroom two has fitted cupboards.

The property sits at the rear of the plot with a side gate leading to a pathway along the front, over which the neighbouring cottage has a pedestrian right of way. The good sized garden is south-facing and is mainly laid to lawn with raised beds. A second pathway leads through the garden to the gated off street parking.





## General Information

### Directions OX7 5RU

From Chipping Norton, take the Banbury Road north and continue for about 1.5km. Turn left onto the A3400 and continue for 1km. Proceed into the village and continue along the High Street. Turn right into Old Forge Road and continue for about 336 metres. The property will be found on the right hand side as the road bends left into Tyte End. The postcode will take you close to the property.

### Local Authority

West Oxfordshire District Council. T: 01993 861000.

### Services

Mains electricity, water and drainage are connected. Oil-fired central heating. Telephone line subject to BT transfer regulations.

### Tenure

Freehold.

### Town and Country Planning

The property lies within the area administered by West Oxfordshire 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.

## Energy Performance

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

## Viewing

Strictly by prior accompanied appointment with Savills.

## Date of Information

Particulars prepared: August 2021. Photographs taken: August 2021.



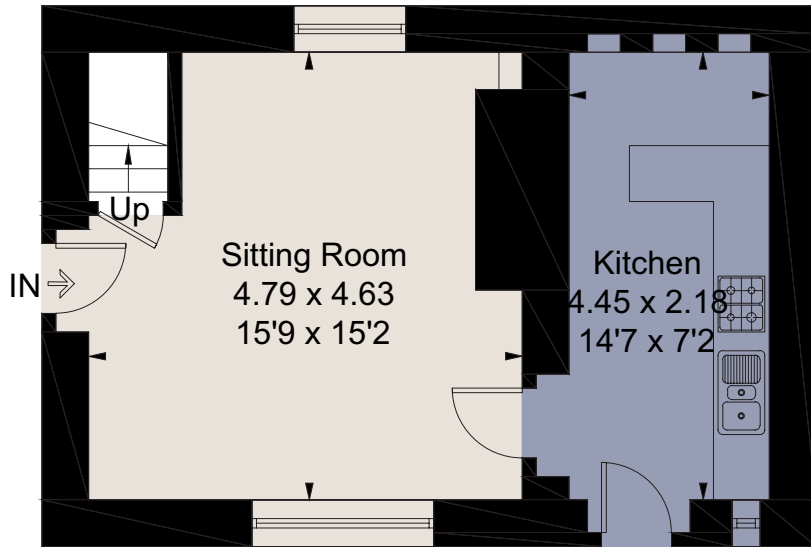
Little Oxhey, Tyte End, Great Rollright, Chipping Norton, Oxfordshire, OX7 5RU  
 Approximate Floor Area 72.0 sq m / 770 sq ft



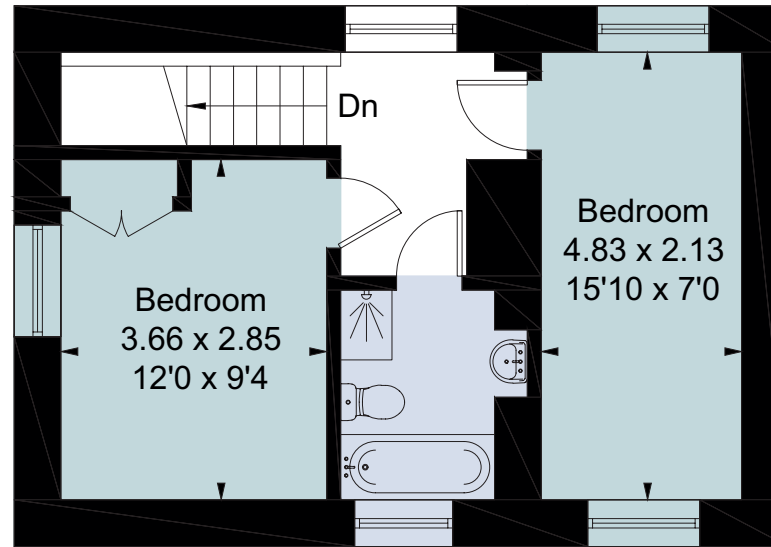
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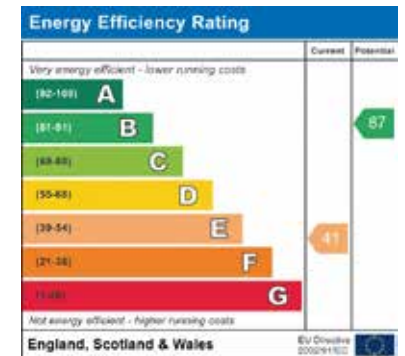
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Ground Floor



First Floor



For identification only. Not to scale. © 210809DH

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