



# A desirable bolt hole or investment

Moreton Cottage, High Street, Great Rollright, Chipping Norton, Oxfordshire, OX7 5RH

Freehold





Sitting room • Kitchen • Two bedrooms and shower room

### Mileages

Chipping Norton 3 miles, Great Tew 7 miles, Kingham 7.5 miles (London Paddington from 85 minutes), Charlbury 9.5 miles, Banbury 12 miles, Oxford 20 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.

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.

Great Rollright is perfectly located for Daylesford Organics (7 miles) and the exclusive leisure amenities of Soho Farmhouse (8.5 miles).

### Moreton Cottage

Moreton Cottage is a period cottage with stylishly presented accommodation set out over three storeys. The cottage is a very successful holiday property and the current owners have refurbished and decorated the property to a very high standard with high specification fixtures and fittings.

Sitting room with bay window seat and inglenook fireplace housing wood burning stove.

Rustic country kitchen with four ring ceramic hob and integral appliances.

Two excellent bedrooms, one with roll top bath.

Shower room with rainfall shower.

The property will appeal to investors and buyers looking for a turn key weekend retreat.

### Local Authority

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





### Services

Mains electricity, gas, 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 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.

### Directions OX7 5RH

From Chipping Norton, take the A3400 towards Long Compton before taking the right hand turn signposted Great Rollright. Continue into Great Rollright via the High Street where Moreton Cottage will be found on the right hand side.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

### Financial Services

We offer a wide range of services which may be of interest to you including free and comprehensive market appraisals and confidential and independent advice from one of the UK's leading independent and better known mortgage brokers. Please call our office if you would like more information on the services we can provide.

### Date of Information

Particulars prepared: July 2019. Photographs taken: July 2019.





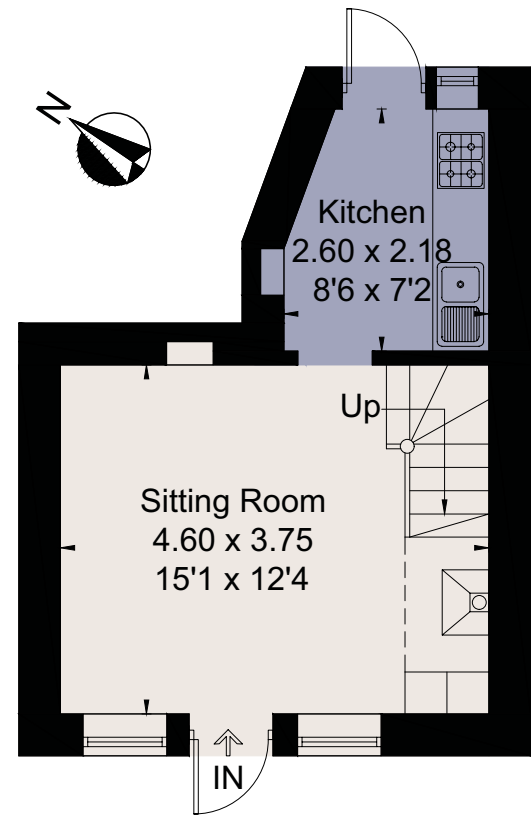
**Moreton Cottage, High Street, Great Rollright, Chipping Norton, Oxfordshire, OX7 5RH**  
**Approximate Area** 62.8 sq m / 676 sq ft  
**Including Limited Use Area** (4.8 sq m / 52 sq ft)



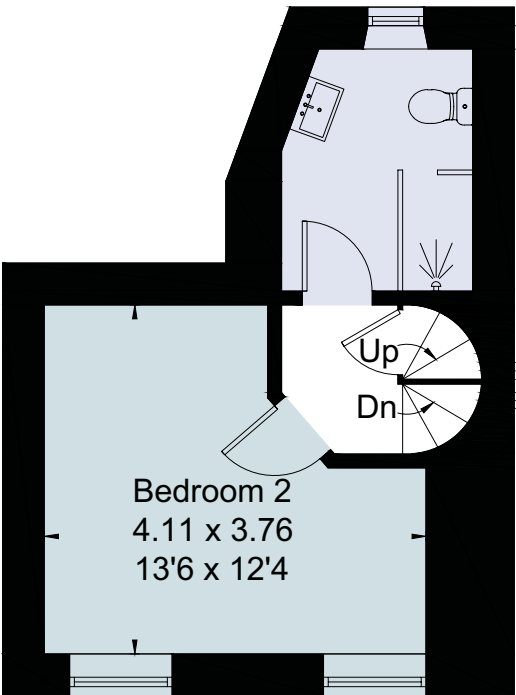
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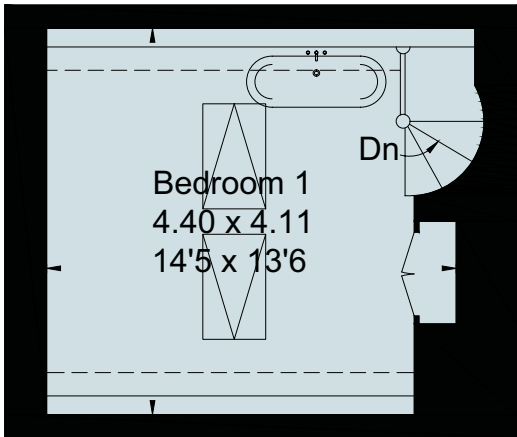


Ground Floor

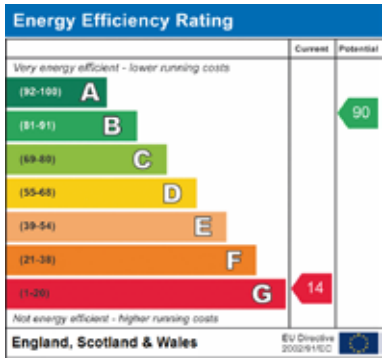


First Floor

[ ] = Reduced head height below 1.5m



Second Floor



For identification only. Not to scale. © 190711HR

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