



A light and spacious detached house with views

Hollingreave, Great Rollright, Chipping Norton, Oxfordshire, OX7 5RR

Freehold



Entrance hall • sitting/dining room • study • kitchen
• utility • laundry • cloakroom • 3 bedroom suites • two
further double bedrooms • family bathroom • gardens
• double garage • parking • views

Distances

Chipping Norton 3 miles,
Moreton-in-Marsh 9 miles
(London Paddington from
90 mins), Stow-on-the-Wold
10 miles, Banbury 12 miles
(London Marylebone from
60 mins) Stratford-upon-Avon
20 miles, Oxford 22 miles,
(all distances and times are
approximate).

Situation and Communications

Great Rollright is a thriving
village located within rolling
countryside on the edge of the
Cotswolds. Village amenities
include a primary school,
parish church, an active village
hall and a farm shop selling
local produce. Further
shopping facilities can be
found in Chipping Norton
including pubs, banks, library,
shops and a theatre. The
general area provides 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.

Hollingreave

Hollingreave is a light and
spacious detached property
situated on the edge of Great
Rollright enjoying spectacular

views across rolling
countryside. The beautifully
presented living
accommodation is ideal for the
demands of rural family life and
extends to over 3,700 sq. ft.
The property is entered via a
welcoming entrance hall with
staircase leading to the first
floor. Double doors lead to a
light and airy L-shaped sitting/
dining room with a bespoke
Farmington Quarry stone
fireplace housing an 'EFEL'
wood burning stove. Double
doors lead to the garden. From
the dining area a door leads to
the study with a range of
bespoke fitted cupboards. A
further door opens from the
dining room to a wide terrace
which is the perfect place for al
fresco dining whilst enjoying
the far reaching views. The
kitchen/ breakfast room is
fitted with an excellent range of
wall and base units
incorporating a breakfast bar
and integrated Siemens
appliances. Open to the kitchen
is a useful utility area which
itself leads on to a laundry
room with door to the garden.
Also on the ground floor is a
bedroom with en suite shower
room. On the first floor is an
excellent principal bedroom
suite with fitted wardrobes, a
walk through storage area and
a well-fitted en suite shower
room. Bedroom two benefits
from fitted wardrobes and an
en suite bathroom. There are
two further double bedrooms
which share a bathroom with





Jacuzzi bath, double shower, handmade vanity unit and recessed laundry area. The property is approached from the village lane over a gated circular gravelled driveway featuring in and out access, providing ample parking for several cars. There is a double garage to the front with power and light. Whilst there is a raised and private lawned area to the front, the principal garden lies to the rear and is a particular feature of the property being south facing and enjoying far reaching rural views. Mainly laid to lawn, the garden is very well maintained with beautifully planted borders, mature specimen trees and a raised terrace.

Local Authority: West Oxfordshire District Council. T: 01993 861000. Council Tax Band G.

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.

Directions OX7 5RR: From Chipping Norton take the Banbury Road north and continue for about 1.5km. Turn left onto the A3400 and continue for about 1.5km. Turn right and proceed into the village and take first right into South End. The property will be found on the right hand side after about 150m.

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

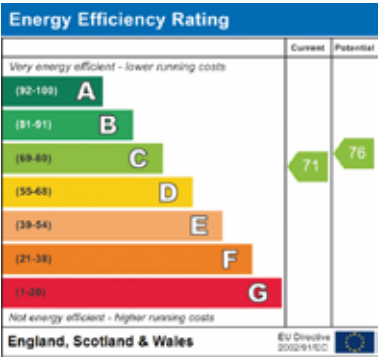
Viewing: Strictly by prior accompanied appointment with Savills.

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 2020. Photographs taken: April 2019 and July 2020.



Approximate Gross Internal Area = 309.48m / 3331.21 ft
Garage = 34.40 sq m / 370.27 sq ft
Total Area = 343.88 sq m / 3701.48 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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