



A charming Cotswold cottage in a popular village.

**Mana-mou Cottage, Church End, Great Rollright, Chipping Norton, Oxfordshire, OX7 5RX**

Freehold



Entrance hall • sitting room • dining room • study  
• inner hall • kitchen • utility • cloakroom • principal  
bedroom with en suite shower room • three further  
bedrooms • family bathroom • Garden with home office  
and parking.

### Distances

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. 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.

### Mana-mou Cottage

Mana-mou Cottage is a traditional Cotswold stone cottage with attractive accommodation set out over three floors and is offered in excellent condition. In brief the accommodation comprises a very comfortable sitting room with an attractive inglenook fireplace and substantial exposed timbers. There is also a spacious dining room and study. The kitchen is fitted with a range of country-style oak cabinets. The kitchen leads into an inner hall giving access to a cloakroom and useful storage. Potential exists to incorporate the inner hall into the kitchen or utility room to maximise the space available.

Set over the first and second floors are four bedrooms with the principal bedroom having an en-suite shower room. There is a superb family bathroom.

The property benefits from an attractive enclosed landscaped garden with paved terrace and steps leading up to the lawn and home office. There is a range of timber outbuildings and a greenhouse towards the rear of the garden. To the side of the property is gravelled off street parking set behind timber gates.

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





## General Information

### Local Authority

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

### Services

Mains electricity, water and drainage are connected. Oil-fired central heating. Gas cylinders for cooker and hob. 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 5RX

From Stow-on-the-Wold take the A436 towards Chipping Norton. At the staggered crossroads with the A44

proceed straight over signposted Rollrights. At the next staggered crossroads with the A3400, continue straight over signposted Great Rollright. Shortly after Wyatts Farmshop turn right signposted Great Rollright. Proceed on this road until reaching Hook Norton Road and continue for a short distance turning right into Church End. The property will then be found set behind gates shortly after the sharp left hand bend.

### Viewing

Strictly by prior accompanied appointment with Savills.

### Energy Performance Certificate

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

### 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: September 2020. Photographs taken: September 2020.

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Approximate Area 189.2 sq m / 2036 sq ft

Including Limited Use. Area (19.8 sq m / 213 sq ft)

Outbuildings 22.9 sq m / 246 sq ft (Excluding Shed)

Total 212.1 sq m / 2283 sq ft



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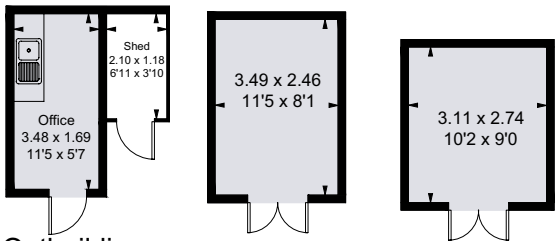
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Savills Stow-on-the-Wold

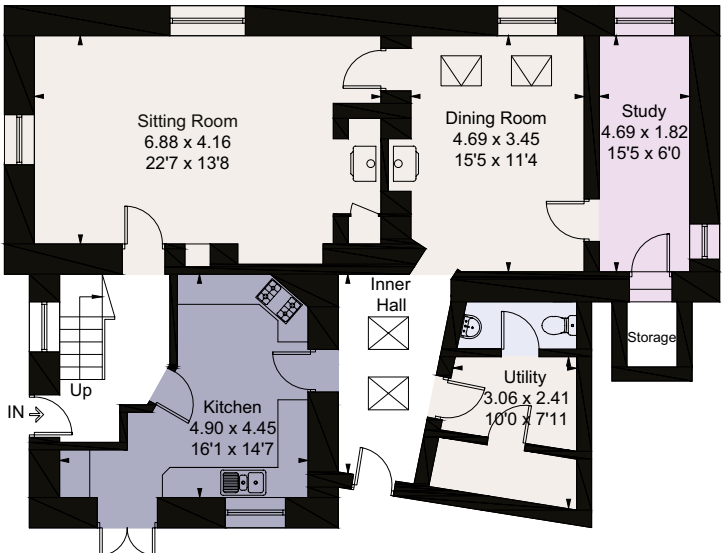
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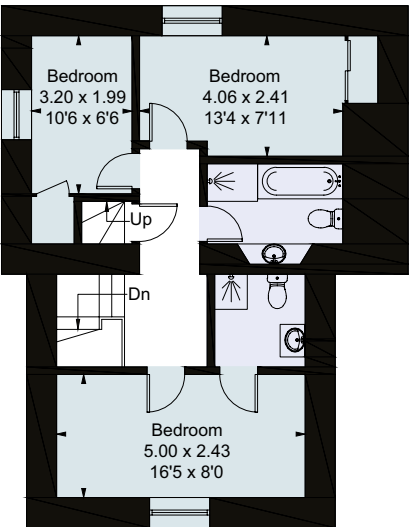


Outbuildings  
(Not Shown In Actual Location / Orientation)

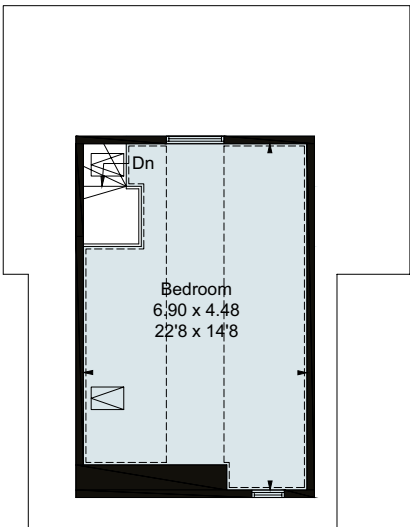
□ = Reduced head height below 1.5m



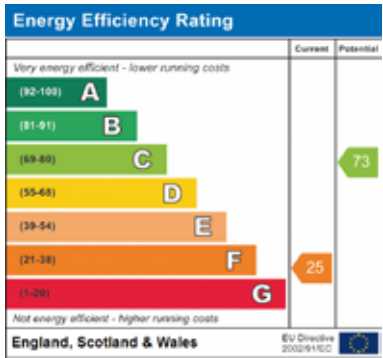
Ground Floor



First Floor



Second Floor



For identification only. Not to scale. © 200902CJ

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