



A well presented village house in Churchill

Lorelei, Sidings Road, Churchill, Chipping Norton, Oxfordshire, OX7 6NB

Freehold



Entrance hall • sitting room • dining room • kitchen
• utility room • cloakroom • three bedrooms and
bathroom • Garden • terracing • double garage and
parking.

Distances

Kingham Station (mainline station to London Paddington) 2.5 mile. Chipping Norton 3.3 miles. Stow-on-the-Wold 7 miles. Oxford 21 miles (all distances and times are approximate).

Situation and Communications

Churchill 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 and Stow-on-the-Wold. Cheltenham, Stratford-upon-Avon and Oxford provide shopping, leisure and cultural amenities as well as excellent independent and state schools. 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 members 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 8-15) providing easy access to London, Heathrow Airport and the Midlands. There are regular train services to London Paddington from Moreton-in-Marsh and Kingham and

London Marylebone from Oxford Parkway.

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.

Lorelei

Lorelei is a charming detached bungalow situated in a slightly elevated and set back position within the much sought after village of Churchill. The property is constructed of stone beneath a concrete tiled roof and benefits from being recently modernized to a high and exacting standard by the current owners.

The well-proportioned accommodation is set out over a single storey and briefly comprises an attractive entrance hall which provides access to a large, triple aspect sitting room with wood burner. The dining room leads off this. The kitchen features a well fitted Bower Willis bespoke design which is well equipped with appliances. There is also a cloakroom and a practical utility room. The main entrance is approached via attractive steps and terracing, doors lead off from both the dining room and the utility room onto the landscaped gardens that surround the property. The property has three excellent bedrooms and a stylish, newly





fitted bathroom. The property also benefits from ample parking and a large detached double garage. Amongst the extensive works to the property, Lorelei has been fitted with a heat recovery and ventilation system throughout.

The mature gardens feature both lawn and terracing and have well maintained and stocked borders producing a really lovely outlook from all of the windows in the property. The slightly elevated position provides views from the sitting room. The sale presents an excellent opportunity to acquire an extremely well presented property with the benefit of single storey living.

General Information

Local Authority

West Oxfordshire District Council tel: 01993 702941. Council tax band E.

Services

Mains water, electric and mains drainage are connected to the property. Oil fired central heating. Heat recovery and ventilation system throughout Telephone line subject to BT transfer regulations. Ultrafast full-fibre broadband cabling has been installed to the front garden, ready to be connected to the property itself.

Tenure

Freehold.

Directions OX7 6NB

From Stow-on-the-Wold take the A436 towards Chipping Norton. After about 5km turn right onto the Daylesford Road towards Kingham. After about

3km turn left onto the Churchill Road and continue to the village. Enter the village and turn left onto Sidings Road, Lorelei will be found right at the end of this road on the right hand side.

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.

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: September 2020. Photographs taken: September 2020.

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Approximate Area 115.7 sq m / 1245 sq ft

Garages 27.6 sq m / 297 sq ft

Total 143.2 sq m / 1541 sq ft



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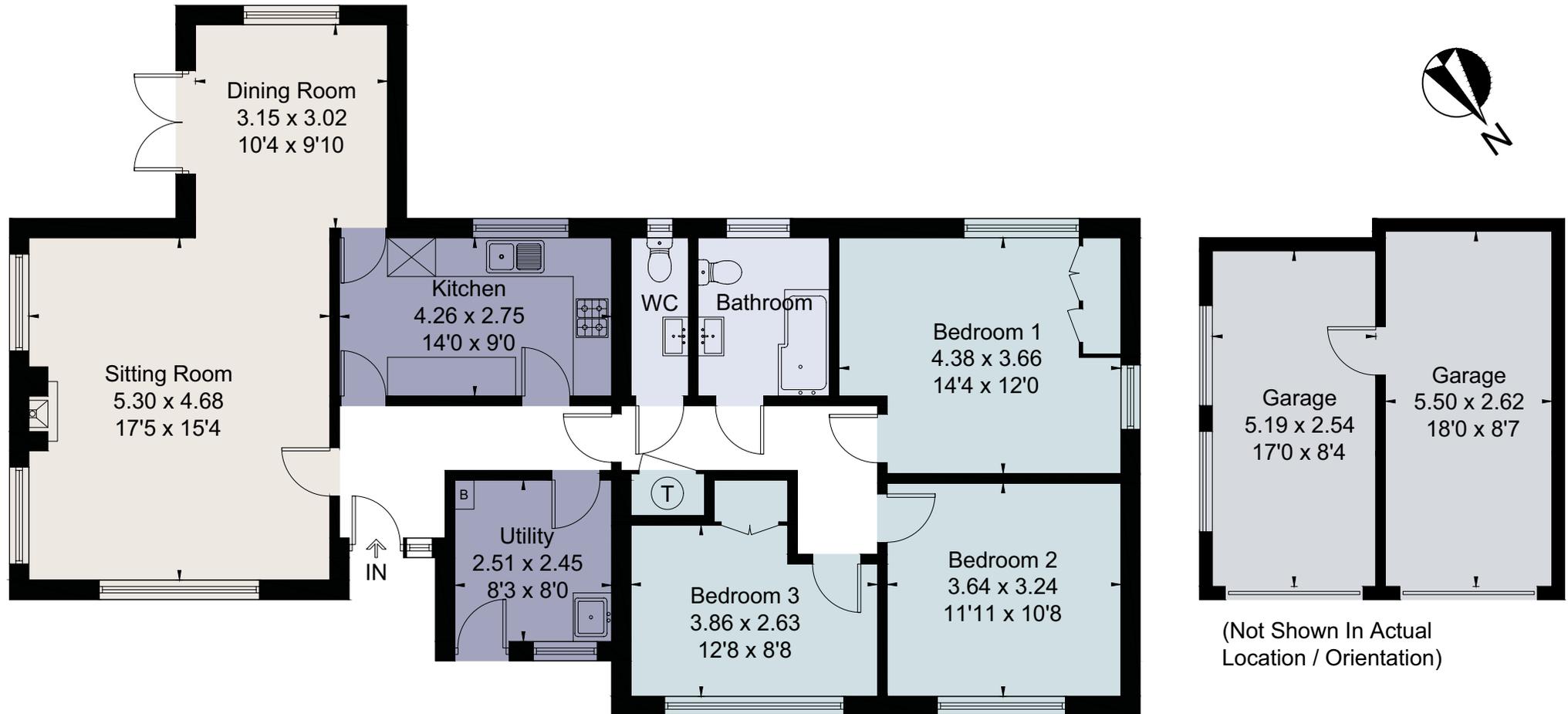
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Clemmy Jones

Savills Stow-on-the-Wold

01451 832832

stow@savills.com



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