



The Rise

Hixet Wood, Charlbury, Chipping Norton

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming three-bedroom semi-detached cottage with excellent character and stylish interiors, nestled centrally in the picturesque and sought-after town of Charlbury.

The house was originally built for the shepherds from Blenheim Palace estate, who used to bring the sheep back to graze in the surrounding fields. Fast forward hundreds of years and the house has been tastefully extended and renovated by the current owners, updating the interiors to a modern country style to become a delightful family home.



1 RECEPTION ROOM



3 BEDROOMS



3 BATHROOMS



DETACHED BEDROOM WITH ENSUITE



GARDEN



FREEHOLD



RESIDENTIAL



1104 SQ FT



**GUIDE PRICE
£675,000**



The Property

The elegant décor is complemented by character features, including a stunning inglenook fireplace.

The programme of renovations has included an extension, new kitchen, loft insulation and new period-style double glazed windows and doors. The summer house has been rebuilt to become a self-contained garden bedroom with en suite shower room, which could be used as a guest bedroom, home office, gym or studio.

The exposed stone and timber beams in the sitting room are balanced by oak wood floors; it is generously sized with plenty of room for storage. Adjoining the sitting room, a spacious and exceptionally light kitchen and dining room features a large kitchen island, an attractive terracotta stone tiled floor and deep green tiled splash back. Upstairs there are three double bedrooms, including a principal bedroom with en suite shower room. The two remaining double bedrooms have plenty of charm and share a family bathroom. The bathrooms are fitted with Burlington taps and shower fixtures. The house is painted in Farrow & Ball shades of School House White, Drop Cloth and Green Smoke.



Outside

With views across the town and fields beyond, The Rise enjoys an elevated setting on a quiet residential road, with on-street parking available on the road outside. Steps lead up to the spacious garden, which is situated at the front of the house, including a substantial terrace for outdoor dining, a gravelled area leading to the detached garden room and an area of lawn bordered by trees and mature flower beds enclosed by fencing and a drystone wall.

Location

Charlbury is a thriving Cotswolds town northwest of Oxford on the river Evenlode, amidst fine rolling North Oxfordshire countryside within the Cotswolds Area of Outstanding Natural Beauty. It has a strong sense of community, easy access to London as well as a thriving social calendar.

Once the centre of the Wychwood Forest, it has a good selection of shops, a modern and well-respected primary school, library and clubs and societies to suit most needs. A new community centre further extends the facilities of the town which hosts a range of fitness clubs and classes.

There are bus services to the local towns of Chipping Norton, Witney, Woodstock and Oxford. There is also a main line rail station on the Worcester - Oxford - London (Paddington) line.

This vibrant yet picturesque town is full of welcoming pubs, cafes and restaurants, including the Bull (which last year was awarded its first Bib gourmand from Michelin), the Bell (part of the Daylesford group), and a community run deli and cafe. Charlbury is ideal for walking and is also a popular cycling destination on the Cotswold Line Cycle Route from Worcester to Oxford. It is also within easy reach of Estelle Manor, Diddly Squat Farm Shop, Soho Farmhouse, Daylesford Organic Farm and FarmED.

The Oxford schools are accessible and include the Dragon, Summerfields, Oxford High School, St Edwards, Headington and Magdalen College School to name but a few. Kingham Hill, Radley, Tudor Hall, Bloxham, Cokethorpe and Kitebrook are also nearby. Charlbury Primary feeds the excellent secondary schools in Chipping Norton, Burford and Bourton on the Water. There are golf courses at Chipping Norton, Burford and Lyneham.



Distances

- Woodstock 6.9 miles
- Witney 7.2 miles
- Chipping Norton 7.5 miles
- Oxford 19.6 miles

Nearby Stations

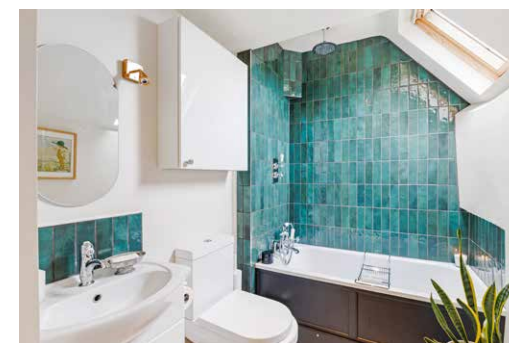
- Charlbury 0.6 miles
- Hanborough 7.1 miles
- Oxford Parkway 13.1 miles

Key Locations

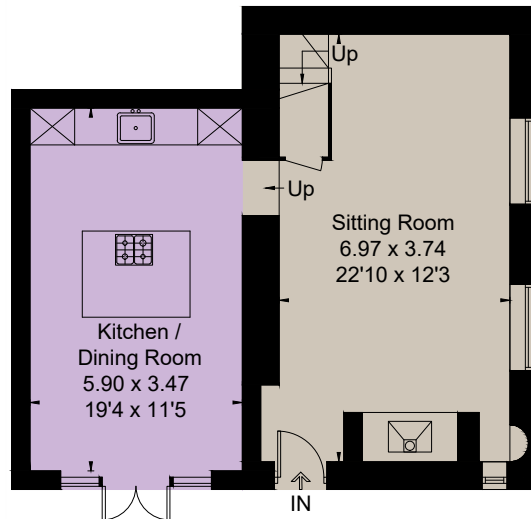
- Soho Farmhouse 9 miles
- Daylesford 11.9 miles
- Estelle Manor 5.9 miles
- Diddly Squat Farm Shop 6 miles
- Blenheim Palace 7.1 miles

Nearby Schools

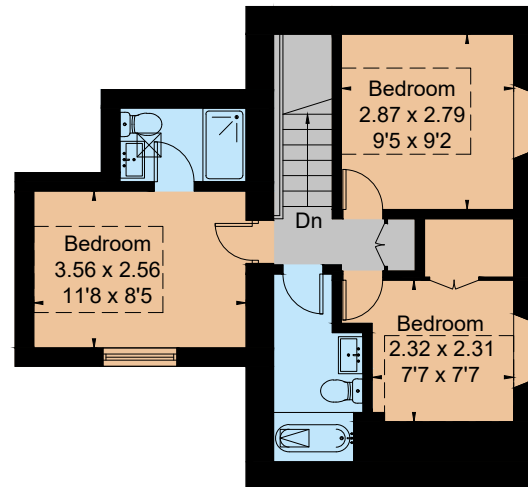
- Charlbury Primary School 0.7 miles
- Windrush Valley School 4.5 miles
- Chipping Norton School 6.9 miles
- Burford School 9.9 miles
- Kitebrook 12.1 miles
- Bloxham 13.2 miles
- Dragon School 14.3 miles
- The Cotswold School 18.2 miles
- Kingham Hill 10.4 miles



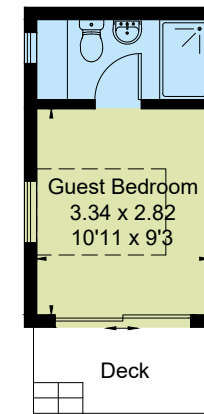
Approximate Floor Area = 89.2 sq m / 960 sq ft
 Guest Bedroom = 13.4 sq m / 144 sq ft
 Total = 102.6 sq m / 1104 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92808

Floorplans

Main House internal area 960 sq ft
Guest Bedroom internal area 144 sq ft
Total internal area 1104 sq ft
 For identification purposes only.

Directions

OX7 3SB

///what3words gradually.unveils.online

General

Tenure: Freehold

Local Authority: West Oxfordshire District Council

Mobile and Broadband checker: Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, drainage and water.
 Gas-fired central heating.

Council Tax: Band D

EPC Rating: D

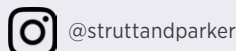
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