

Ref: Ofir41

Firs Farmhouse, High Street, Great Rollright, Oxfordshire, OX7 5RH

**Splendid 5/7 Bed Cotswold Stone Period Farmhouse of Great Presence and Character in the heart of a quiet, well regarded village surrounded by beautiful countryside yet with good road and rail connections to towns, cities, and attractions**

Chipping Norton 2½ miles, Moreton-in-Marsh 8½ miles, Stow on the Wold 10 miles, Banbury 11½ miles, Stratford-upon-Avon 19 miles, Oxford 21 miles, Cheltenham 27 miles



Built of beautiful Cotswold stone with tiled roofs, this handsome farmhouse is believed to date back to the mid-18<sup>th</sup> Century and retains much charm and character although it has been extensively and tastefully renovated to provide a well appointed, spacious, light and airy family home – comprising in brief:-

Ground Floor: Drawing Room, Sitting Room, Study, Large Kitchen/Breakfast Room with flagstone floor, Utility Room, Boot Room, Cloakroom, Dining Room with cobbled floor, and small Cellar. First Floor: 5 Bedrooms including a very large Master Bedroom (32'8" x 14'9") with En Suite Bathroom, Family Bathroom. There is a Boarded Loft with potential for 2 further bedrooms. (The farmhouse has scope to create annexe accommodation if required.) Externally there is a gated entrance, off-road parking and an attractive landscaped garden.

Situated in the affluent and beautiful Cotswold region, the delightful village of Great Rollright has a fine old Church with a feature Norman archway, a Church of England primary school, a busy village hall, and a bus service, and there is a local garden centre with farm shop and tea room, and a fishery. The mysterious ancient Rollright Stones stand on the western outskirts, comprising the King's Men stone circle, the King Stone, and the Whispering Knights. The bustling market town of Chipping Norton is only 2½ miles southerly, providing fuller amenities and a comprehensive school with sixth form. Private education is available in the area. Moreton-in-Marsh is 8½ miles away with a main line railway station (London-Paddington) and Banbury is 11½ miles also with a main line station (London-Marylebone) and access to the M40. Popular Stow on the Wold is 10 miles distant, Stratford-upon-Avon 19 miles, Oxford 21 miles, and Cheltenham 27 miles with access to the M5. This famously picturesque region of gently rolling hills, green pastures, and warm honey-coloured architecture, offers much to see and do, with numerous places of beauty and historic interest within easy travelling distance.

**Price Guide: £750,000**

Rear aspects of the extended farmhouse



## THE ACCOMMODATION:

With oil fired central heating and wood-framed double glazing (two windows are uPVC double glazed).

### Ground Floor –

- ENTRANCE HALL:** 16'11" x 4'3". The main entrance is at the rear of the farmhouse, with an open-fronted porch and wide original solid wood planked door with small window opening into the Hallway, with original flagstone floor. The Hallway continues through to the wide part glazed front door, which opens out to the village high street. Doors lead off on either side to the following accommodation:-
- DRAWING ROOM:** 16'2" x 15'10". Step down off the Hallway into the Drawing Room, open fireplace with wooden surround and a stone hearth, wall display niche, dual aspect with bay and window seat to the front and window to the rear.
- SITTING ROOM:** 16'6" (including Inglenook) x 16'3". Inglenook fireplace with large wood-burning stove on a stone hearth and bressumer beam above, large exposed ceiling beam, turning staircase to the first floor with understairs storage cupboard, window to the front aspect and internal window into the Kitchen/Breakfast Room.
- STUDY:** 9'8" x 9'8". Two steps up from the Hallway into the Study, with window to the front.
- CELLAR:** Stone steps from the Hallway lead down to the Cellar, a useful room ideal for storage or as a wine cellar, with flagstone floor, exposed beams, and window to the front aspect.
- FARMHOUSE KITCHEN/  
BREAKFAST ROOM:** 21'7" x 15'2" (into recess). Large farmhouse style kitchen with beautiful flagstone floor, range of base units with wooden work surfaces, Belfast sink with mixer tap, former fireplace with Aga range and mantel shelf above, storage cupboards, larder area, ceiling beams, ceiling downlights, windows to the rear aspect and internal window into the Sitting Room.
- VESTIBULE:** 16'4" x 7'4". Two steps up from the Kitchen into a Vestibule, currently used as a music room, with quarry tiled floor, window to the side aspect, door and step down into the Utility Room, and door to the Dining Room.
- UTILITY ROOM:** 13'6" x 7'3". Flagstone floor, former fireplace with wood-burning stove, fitted kitchen units and Belfast sink, plumbing and space for washing machine and tumble dryer, large storage cupboard, door off to Boot Room, and door to Cloakroom.
- BOOT ROOM:** Flagstone floor and external door.
- CLOAKROOM:** Wash hand basin and W.C.
- DINING ROOM:** 14'6" x 15'11". Accessed from the Vestibule, with feature cobblestone floor (former stable), exposed stonework with small window and exposed timber, wood planked ceiling and painted ceiling beam, fully glazed double French doors and single glazed door leading out to the garden areas.

The Hallway



Drawing Room



Further aspects of the Drawing Room



Sitting Room



Kitchen/Breakfast Room



Dining Room



## First Floor –

- LANDING:** Turning staircase from the Sitting Room leads up to the first floor landing with deep cupboard with solid wood door, and door and turning staircase up to the Loft Rooms. Pine doors off the landing to the following accommodation:
- BEDROOM 2:** 16'7" x 12'1". Original fireplace, exposed wide floorboards, dual aspect with window to the rear overlooking the garden and parking area, and window to the front.
- BEDROOM 3:** 10'1" x 8'6". Exposed wide floorboards, window to the front aspect with window seat.
- BEDROOM 4:** 12'11" x 9'9". Window to the front aspect.
- FURTHER LANDING AREA:** 15'7" x 15'3" max. Spacious landing area with window, large airing cupboard housing the Worcester oil-fired condensing boiler serving the central heating and hot water system, and doors off to the following rooms:
- GUEST BEDROOM 5:** 16'3" x 12'. Original (closed) fireplace with brickwork, mantelpiece, surround and hearth in situ, window to the front aspect.
- FAMILY BATHROOM:** 10'2" x 8'7". White suite comprising free standing roll top bath with hand shower attachment, pedestal wash hand basin with tiled splashback, and W.C. Window to the rear.
- MASTER BEDROOM 1:** 32'8" x 14'9" max. Ceiling downlights, two built-in double cupboards, window and roof light to the rear aspect, and original brace and ledger timber door allowing external access via a small porchway/landing area and timber staircase down to the garden. En Suite Bathroom as follows:
- EN SUITE BATHROOM:** 9'9" x 6'1". White suite comprising panelled bath with tiled surround, shower over bath and screen, pedestal wash hand basin and W.C. Roof light to the rear aspect.

## Second Floor –

- LOFT ROOMS:** From the first floor landing, timber door and turning staircase with window leading up and directly into the boarded loft with exposed whitewashed "pickled" beams and roof lights. There are three rooms (presently partly used for storage), but offering potential for 2 further bedrooms, one with en suite bathroom.
- ROOM 1:** 17'9" x 10'4".
- ROOM 2:** 16'6" x 10'4".
- ROOM 3:** 10' x 8' approximately.

Guest Bedroom 5



Family Bathroom



Master Bedroom 1 with En Suite Bathroom



Master En Suite Bathroom



**EXTERNALLY:**

**THE APPROACH:**

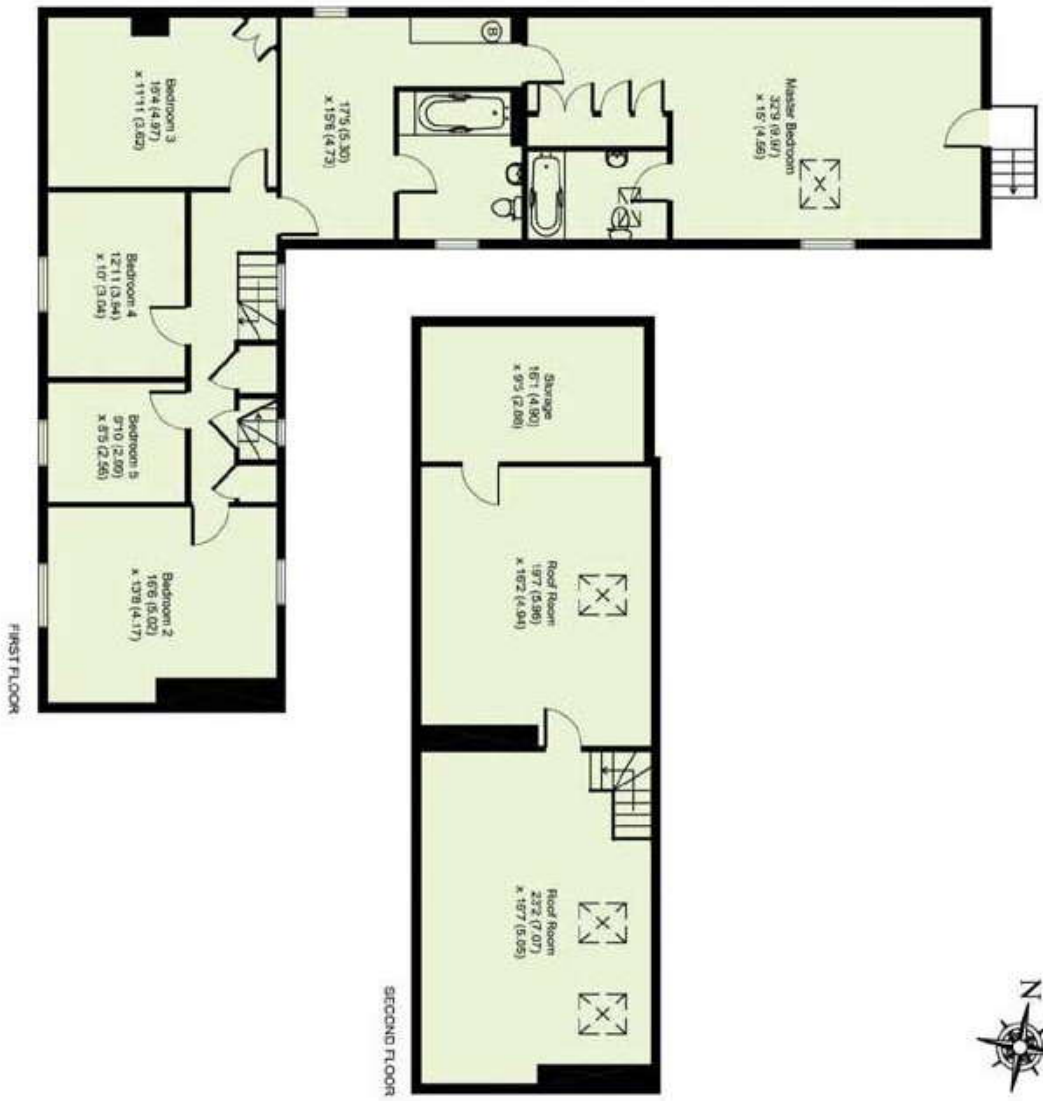
Firs Farmhouse is approached along the village high street and has a double timber-gated entrance to one side, leading into the gravelled driveway, parking and turning area, and accessing the rear entrance to the house and garden.

**GARDENS & GROUNDS:**

The front of the house has a narrow frontage to the road, with a grass verge and rose bushes.

To the rear is a delightful sheltered courtyard area encompassing the gravelled parking/turning space, and sizeable landscaped, easy to manage gardens beyond with Cotswold paved patios, lawns and flower/shrubbery beds and borders including a fig tree, and an espalier fruit tree against a tall boundary stone wall. A laurel hedge screens off the parking area, and the whole is bound by a mix of stone walls and interwoven fencing. There is a useful Garden Shed. Although there are neighbouring properties, the garden areas provide charming outdoor rooms arranged to enjoy a good degree of privacy and quietude.

# FLOOR PLAN



APPROX. GROSS INTERNAL FLOOR AREA 4252 SQ. FT / 395 SQ. M



Gated vehicular entrance



Looking back at the entrance gates from the driveway





## THE LOCALITY:

### **Doctor's surgeries:**

There are two large practices in Chipping Norton and also a newly built Minor Injuries Unit. The nearest General Hospital is at Banbury.

### **Schools:**

Great Rollright village has a very good Church of England primary school, which is within walking distance of the property.

There is a state mixed secondary school in Chipping Norton.

There are several independent day and boarding schools within a 12 mile radius – these include Kingham Hill School, Sibford School, Tudor Hall and Bloxham School.

Local Prep schools are at Kitebrook, Sibford, and Dormer House in Moreton-in-Marsh.

**Great Rollright** village stands in the picturesque Cotswolds countryside north of Chipping Norton – a small rural community with a lovely church, chapel, thriving school and village hall, and fine examples of the Cotswold stone buildings that are so affectionately admired for their warmth of colour in this region. St. Andrew's church has a carved Norman doorway and a medieval tower and font and 16<sup>th</sup> century brass, whilst the megalithic Rollright Stones are a mile or so outside the village. There are some lovely walks and cycle rides to enjoy in the surrounding countryside. The region's road and rail network make for easy commuting.

**Chipping Norton** is only 2½ miles to the south, with full market town amenities including two supermarkets, and numerous independent shops and businesses, schools, tea rooms, cafes, pubs and restaurants.

**Banbury** is 11½ miles north-east of the property, a well known historic Oxfordshire town offering excellent shopping and leisure amenities as well as visitor attractions for tourists including nearby Broughton Castle, Banbury Museum, the Boat Yard, and narrow boat trips along the Oxford canal. The town has a general hospital and a main line railway station (London-Marylebone) and road connection to the M40/J11.

**Moreton-in-Marsh** is 8½ miles westerly, one of the main market towns of the northern Cotswolds, situated on the Roman Fosse Way and dating back to the 13<sup>th</sup> century, a most attractive town with a wide high street, lovely honey-coloured buildings, a selection of independent shops, antique and art shops, tea rooms, restaurants and hotels, and a busy market every Tuesday. The town has a main line railway station (London-Paddington), and is located at the junction of the A44 and A429 roads.

**The Cotswolds** are designated as an Area of Outstanding Natural Beauty (AONB) – covering some 787 square miles, mainly in Gloucestershire and Oxfordshire but extending into parts of Worcestershire, Warwickshire, Wiltshire and Somerset, containing rolling hills and valley streams, rare limestone grassland habitats, old beech woodlands, nature reserves and conservation areas, stunning views, picturesque villages, farmland and pastures. The River Thames rises in the Cotswold Hills near Kemble in Gloucestershire, about 32 miles to the south-west, and the highest point is at Cleeve Hill, 27 miles south-westerly. The Cotswold Way is a long distance footpath covering 102 miles or so on the western side of the AONB. Some of the well loved villages within easy driving distance include Stow on the Wold, 10 miles south-west, Lower Slaughter 12½ miles south-west, Bourton-on-the-Water 13 miles south-west and Broadway, 18 miles north-westerly, with a nearby hilltop viewing tower.

Shakespeare country is within easy driving distance as is the city of dreaming spires, with Stratford-upon-Avon 19 miles northerly and Oxford 21 miles south-easterly. Horse racing at Cheltenham is about 28 miles from the property westerly, with nearby access to the M5.

**SERVICES:** We understand that the property is connected to mains electricity, mains metered water, and mains drainage. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band "F" (T.B.C.) (West Oxfordshire District County Council)

**FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

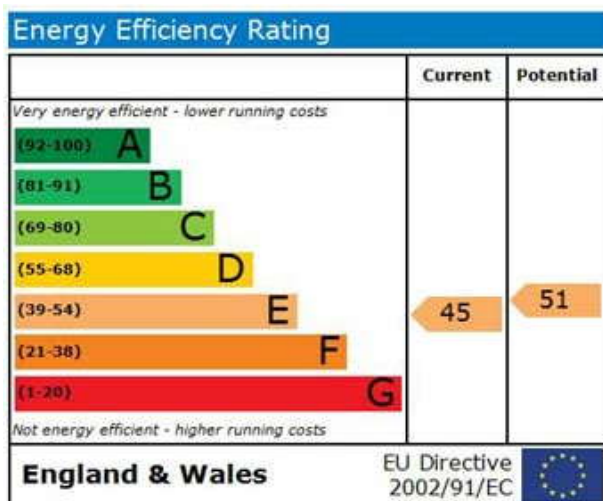
**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

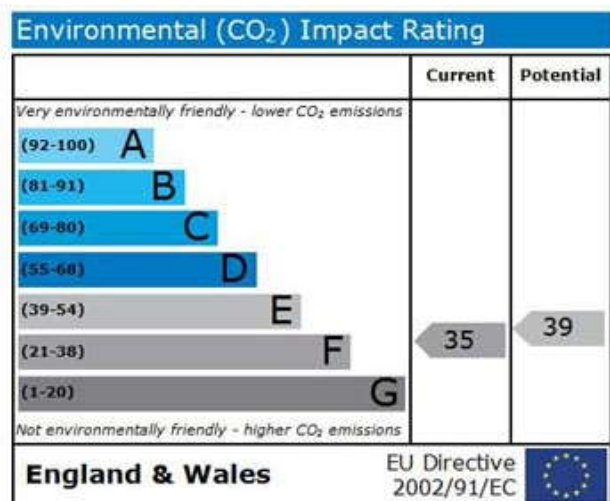
**VIEWING:** Only by prior appointment with the Sole Selling Agents –  
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**ENERGY PERFORMANCE:**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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