



BARLEY HILL COTTAGE
Chadlington, Oxfordshire OX7 3NY

Carter Jonas

BARLEY HILL COTTAGE, CHADLINGTON, OXFORDSHIRE OX7 3NY

DESCRIPTION

This stylish Cotswold stone property has been beautifully renovated, reconfigured and extended with the utmost attention to detail using the highest quality materials with a sympathetic blend of character and a contemporary finish. Set back from the road occupying a plot of 0.72 acres, it enjoys a rural outlook from its elevated position on the edge of the village and is complemented by stunning, landscaped gardens, garaging and a superb, detached annexe/home office.

The beautifully presented interior is arranged over three floors and provides a wonderful family home with spacious and flexible accommodation extending to over 5000sq ft. Forming the stylish contemporary extension, the impressive kitchen/dining/family room forms the hub of the house with views stretching over the stunning gardens to the front and beyond. This fabulous living space has an abundance of natural light with a large remote controlled sky light in the kitchen and bi-fold doors, which completely open to the terraces providing a seamless, uninterrupted summer entertaining space. The kitchen by Bulthaup, boasts an extensive island, wine fridge and hob incorporating a wok burner, induction rings and a griddle, along with two steam ovens, Vax pack drawer and a coffee station. Adjoining the kitchen are a fully fitted temperature-controlled larder with an adjoining temperature-controlled wine room. In addition to the open plan kitchen/dining/family room on the ground floor, occupying the original part of the house, are two further reception rooms; an entrance hall/sitting room and a media room, both with real flame gas fires, a study, laundry room, cloakroom, gym with shower and sauna, and a generous boot room and wet room arranged off the kitchen.

A BEAUTIFULLY RENOVATED AND EXTENDED COUNTRY HOME WITH SEPARATE ANNEXE/HOME OFFICE, GARAGING AND FABULOUS LANDSCAPED GARDENS IN AN IDYLIC COUNTRYSIDE SETTING ON THE EDGE OF THIS POPULAR COTSWOLD VILLAGE





At first floor level are three-bedroom suites each situated at the front of the house enjoying views over the gardens and beyond with walk-in wardrobes and shower rooms. Of note is the principal suite with a fully fitted spacious dressing room and separate bathroom with the bedroom enjoying an abundance of natural light with a wall of glazed doors taking advantage of the garden and rural views beyond. A further bedroom suite occupies the second floor.

Complementing the stylish interiors, the gardens, arranged on three levels, have been professionally landscaped with flair and imagination to include a variety of mature trees, shrubs and beautifully stocked borders and thoughtfully designed lighting to create a stunning nighttime setting. Arranged on the top level, the house enjoys a large terrace, perfect for alfresco dining and entertaining, incorporating an oak framed outdoor kitchen with BBQ area and pizza oven. To the front of the house is the South facing formal garden from where a lavender lined path and steps lead down to the three-bay garage and the gated driveway. On the lower level is the most impressive annexe. Currently used as a superb office, it provides an entrance hall, reception room with bi-fold doors on two sides, a kitchen, storeroom and shower room and is ideally situated to enjoy the outlook over the lower garden with timber decking, raised borders and a perfect entertaining area with firepit.

SITUATION

CHADLINGTON, the village of five "Ends" – Green End, Brook End, Mill End, West End and East End – sits on south-facing slopes overlooking the valley of the River Evenlode, right in the heart of the Cotswolds Area of Outstanding Natural Beauty. The "Ends" grew up around the original farmsteads and are still separated by open fields. The village is mentioned in the Domesday Book and is said to mean "the hill" or "tun" of Chad, which formerly stood for a cluster of houses in Saxon times. The village has a good range of amenities, including the Café de la Poste, Chadlington Quality Foods, Slatters Butchers, the Tite Inn, St. Nicholas church, a C of E Primary School and a sports field with pavilion and clubhouse. The nearest town is Chipping Norton, 3.5 miles away and there are two nearby stations, at Charlbury and Kingham, with links to Oxford, London and Worcester.





ADDITIONAL INFORMATION

Services: Electricity and gas connected. Private water with the availability to connect to the mains if required. Private drainage. Under floor heating.

Tenure: Freehold with vacant possession on completion.

Council Tax: Band G

Local Authority: West Oxfordshire District Council

Viewings: Strictly by appointment with Carter Jonas
01865 511444

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. Broadband speeds can be checked here: checker.ofcom.org.uk.



Approximate Gross Internal Area 7054 sq ft - 655 sq m

Ground Floor Area 3093 sq ft – 287 sq m

First Floor Area 1683 sq ft – 156 sq m

Second Floor Area 557 sq ft – 52 sq m

Garage Area 906 sq ft – 84 sq m

Outbuilding Area 41 sq ft – 4 sq m

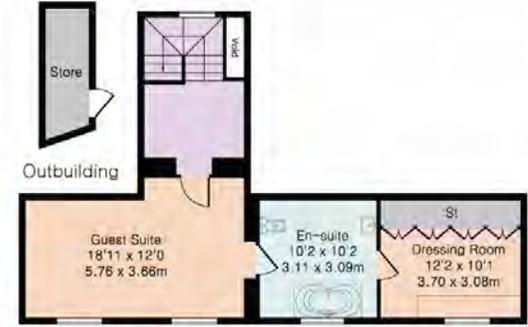
Annex Area 774 sq ft – 72 sq m



Garage



Annex



Second Floor



Ground Floor



First Floor



Oxford

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Mayfield House, 256 Banbury Road, Summertown.

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