



Salford  
Oxfordshire









# Salford

## Oxfordshire

### Charming Cotswold Stone detached cottage, situated in sought after village on the edge of Chipping Norton

Reception Hall | Sitting Room | Study | Kitchen | Dining Room | Utility Room | Master Bedroom with En-Suite Bathroom | Second Bedroom with En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Annexe with En-Suite Shower Room |

Landscaped Tiered Gardens | Gated Gravel Driveway with Ample Parking | Vegetable Garden | Garage & Carport |

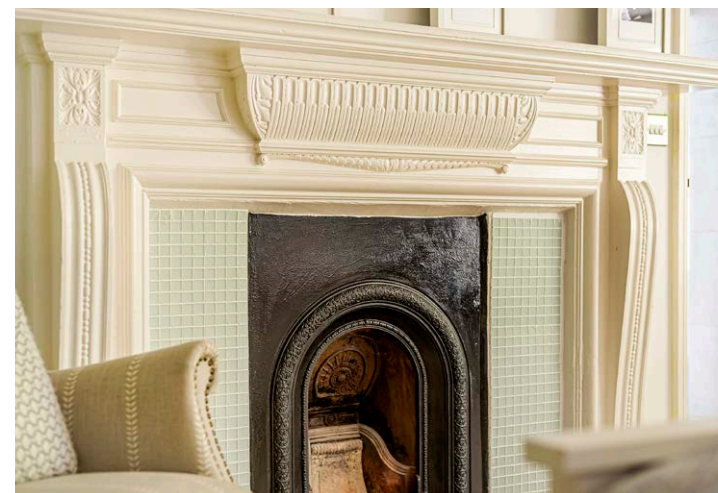
In all c. 2,554 sq ft / 237 sq m

Chipping Norton c.2 miles, Daylesford c. 4 miles, Moreton-in-Marsh c. 6 miles, Stow on the Wold c. 7 miles, Soho Farmhouse c. 9 miles, Banbury c.20 miles, Oxford c.23 miles, London c.76 miles, London Paddington via Charlbury or Kingham c. 90 minutes.



**SCOTT ROWNTREE**

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## The Property

The Old Post Office is a charming Cotswold Stone detached cottage, situated within this sought after no through village. The property boasts a wealth of period features and has been updated to a high standard to offer light and airy accommodation with a perfect mix of old and new with 2555 SQ FT of accommodation.

Accessed via timber framed storm porch which leads into the dining hall with solid oak wooden flooring and door into cosy dual aspect sitting room with a fireplace inset with wood burning stove. Bespoke kitchen/breakfast room with integrated appliances, granite worksurfaces and terracotta tiles with double doors opening up on to private courtyard area, ideal for entertaining. On the ground floor the property also offers, utility room, cloakroom and snug/play room.

On the first floor is a central landing with doors to three double bedrooms with both the main and bedroom two benefitting from contemporary en-suites. The family bathroom is finished to high standard and benefits from under floor heating, along with bespoke marble 'drop away' sink, Grohe taps, rainforest shower, and striking free standing bath. A wrought iron spiral staircase leads to the second floor which houses two further double bedrooms and one nearly spanning the length of the property.

Externally an electric wooden 5 bar gate gives way to a gravelled drive with ample parking for a number of vehicles. A Cotswold stone barn converted into open carport and enclosed single garage with storage above. Surrounded by stone walling, the landscaped and well maintained gardens are split over 3 levels. An array of flower beds and borders which include; lavender, rose and foxgloves with many well clipped yew hedges. A vegetable garden provides a taste of the good life, with a wooden green to make the most of the garden aspect. Situated in the grounds is an annexe, a stone building which has been converted into a spacious double room along with shower room. This could be used as a home office or studio or further converted into separate living accommodation.





## Location

Salford is an attractive village situated on the edge of the Cotswolds in an Area of Outstanding Natural Beauty. Conveniently located between the market towns of Chipping Norton, Moreton-in-Marsh and Stow-on-the-Wold. With connections to many footpaths and bridleways. A general market is held weekly and specialist farmers' markets monthly in Chipping Norton, also close by is the Daylesford Organic Farm Shop and Health Spa along with Soho Farmhouse members club. Chipping Norton and Kingham offer Independent Schools, Kitebrook, Oxford, Dormer House, Kingham Hill, Tudor Hall, Bloxham and Cheltenham are all within easy reach. Mainline rail stations include Kingham, 5 miles, (London/Paddington from 90 minutes), Banbury, (London/Marylebone from 55 minutes). Leisure and cultural activities in the area include the Golf and Health Club at Heythrop Park: golf at Chipping Norton and Tadmarton Heath; horse racing at Cheltenham; theatres at Chipping Norton, Stratford upon Avon and Oxford.

Chipping Norton c.2 miles

Daylesford c. 4 miles

Moreton-in-Marsh c. 6 miles

Stow on the Wold c. 7 miles

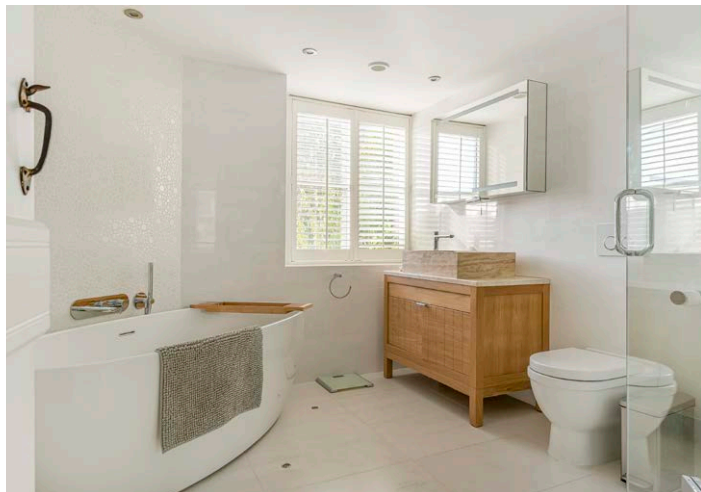
Soho Farmhouse c. 9 miles

Banbury c.20 miles

Oxford c.23 miles

London c.76 miles

London Paddington via Charlbury or Kingham c. 90 minutes.







## Services

Mains water and electricity. Gas fired central heating.

## Fixtures & Fittings

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded.

## EPC

EPC rating E

## Local Authority

West Oxfordshire District Council

01993 861000

Council Tax Band G - £3,165.60 per annum

## Viewings

Strictly by appointment with Scott Rowntree. Before making an appointment to view, we recommend that you discuss any specific issues likely to affect your level of potential interest in the property with a member of staff who has seen it.







## Cooks Lane, Salford, Chipping Norton, OX7

Approximate Area = 2592 sq ft / 240.8 sq m

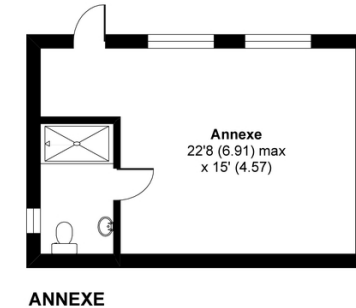
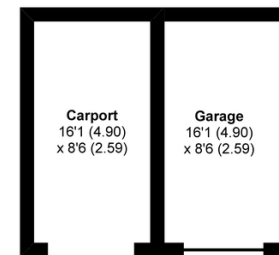
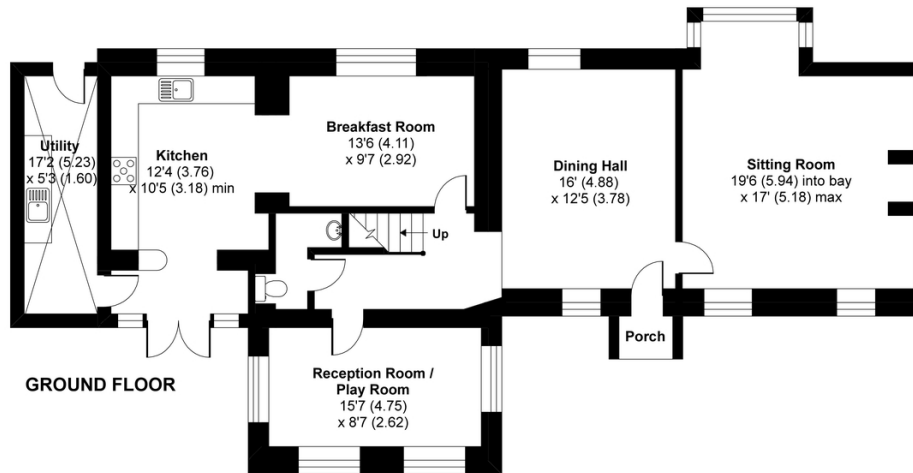
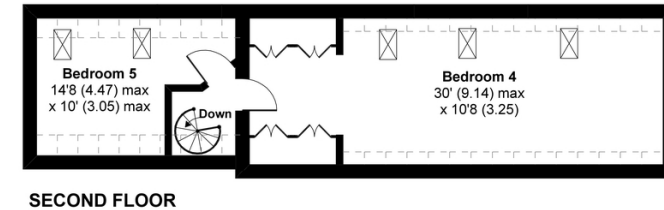
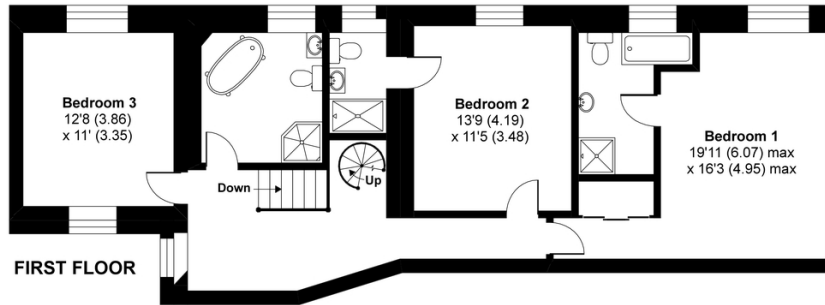
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 291 sq ft / 27 sq m

Annexe = 345 sq ft / 32.1 sq m

Total = 3320 sq ft / 308.4 sq m

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2020. Produced for Scott Rowntree. REF: 650822

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



