



# STONELEIGH

3A THE LEYS, CHIPPING NORTON, OXON, OX7 5HQ





# STONELEIGH

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Immaculate and versatile family home, with generous garden and orchard with magnificent views.

## ACCOMMODATION

- Porch
- Hall
- Lounge
- Dining room
- Kitchen/breakfast room
- Utility
- Two ground floor double bedrooms
- Shower room
- Principal bedroom suite comprising
- his and her dressing rooms with
- En-suite
- Further double bedroom
- Bathroom
- Immaculate landscaped terrace and lawns
- Productive orchard
- Patio
- Fabulous scenic views

Mark David

9 Market Place, Chipping Norton, Oxfordshire OX7 5NA  
Tel: 01608 644944  
Email: [chippingnorton@mark-david.co.uk](mailto:chippingnorton@mark-david.co.uk)

Branches also at: Banbury, Deddington & London

[www.mark-david.co.uk](http://www.mark-david.co.uk)



**London Branch**  
The Mayfair Office  
Cashel House, 15 Thayer Street  
London, W1U 3JT  
Tel: 0207 467 5330

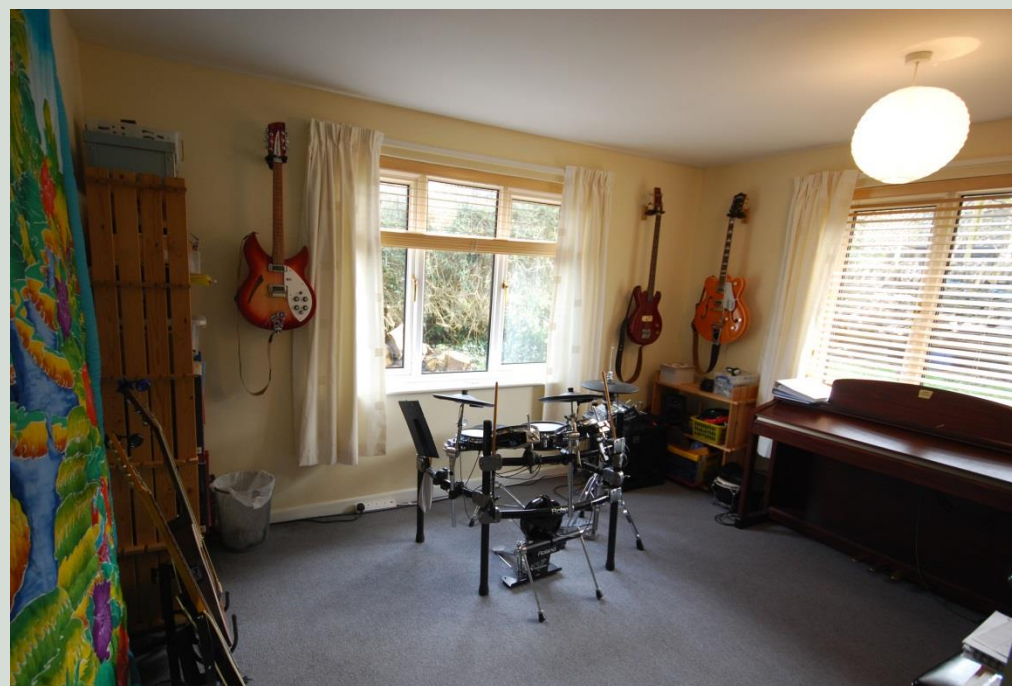
[www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



Stoneleigh is a supremely comfortable, well presented, light and airy family home with a significant degree of versatility. It enjoys a peaceful scenic setting, tucked down a long, secluded drive, capturing beautiful views across the surrounding landscape. The location of Stoneleigh is unique in that it is highly private and tranquil, yet only a few minutes' walk from the bustling town centre of Chipping Norton with its renowned facilities. The interiors of Stoneleigh are bright, spacious and very welcoming; the presentation is homely. A splendid lounge and impressive dining room with Amtico flooring both enjoy views over the gardens and grounds. The kitchen is fitted in classic style and is complimented by excellent storage areas and a utility. Two generous double bedrooms lie on the ground floor, currently presented as an office and a music room and are served by a marble tiled shower room. There is an integral garage with storage above.

On the first floor, lies the outstanding principal bedroom suite. This comprises of a lovely double bedroom which enjoys magnificent views served by his and her dressing rooms (currently presented as a study and studio) together with another immaculate en-suite shower room. There is a further large double bedroom adjacent to a spacious bathroom recently refitted and sound proofed. Stoneleigh is approached in fine style over a long drive way onto a multi vehicle parking and turning area, giving good vehicle safety and security. At the front of the house, is a sculpted level lawn with terrace and established borders with steps then leading down to a productive picturesque orchard. The whole area is ideal for peaceful private enjoyment, adventurous play or alfresco entertaining and parties.

The views of the sweeping countryside can be enjoyed from most windows on the ground and first floor making this property truly unique.



## SITUATION & AMENITIES

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvelous range of individual shops, boutiques, cafes, public houses, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its grand and thriving Town Hall, the charming and family-friendly Theatre, War Memorial Hospital, and a new £5m state-of-the-art Health Park including two surgeries, pharmacy and maternity unit built in 2015, all within close proximity to the town centre.

There is also a Sainsbury's, Midlands Cooperative and an Aldi supermarket. There are nurseries, primary schools, a secondary school and numerous churches nearby. Fabulous Cotswold countryside is within easy reach, offering magnificent scenery for walking and riding.

## DISTANCES

### Road

Banbury c. 13 miles

Oxford c. 20 miles

Cheltenham c. 28 miles

Swindon c. 31 miles

Birmingham c. 56 miles

London c. 74 miles

### Rail

Charlbury or Kington to London, c. 1 hour

Bicester North or Banbury to London, c. 1 hour





## LOCAL AUTHORITY

West Oxfordshire County Council

01993 861420

[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## TENURE

Freehold

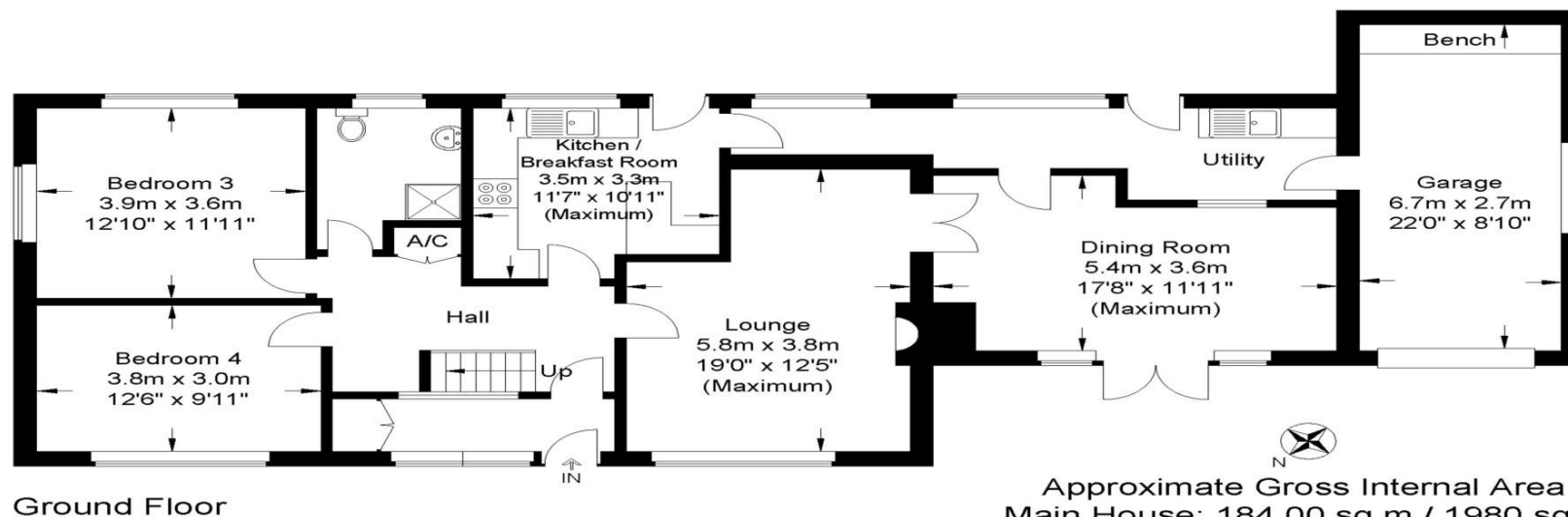
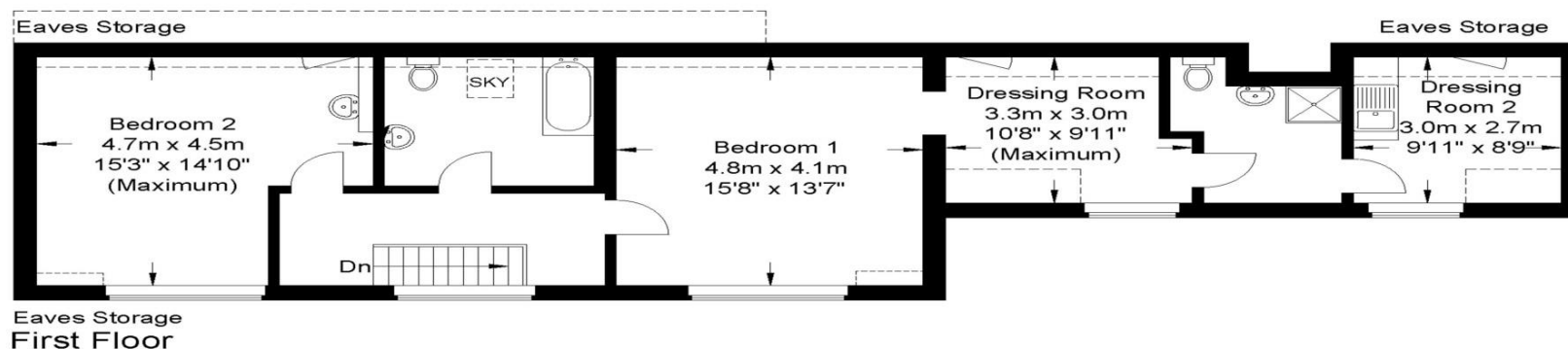
## SERVICES

Mains water, mains electricity, gas central heating and mains drainage.

## FIXTURES & FITTINGS

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings are excluded from the sale. However, items may be available by separate negotiation.





Approximate Gross Internal Area  
 Main House: 184.00 sq m / 1980 sq ft  
 Garage: 18.00 sq m / 195 sq ft  
 Total: 202 sq m / 2175 sq ft  
 Illustration For Identification Purposes Only,  
 Measurements are Approximate, not  
 to scale.

#### Important Notice

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