

INIGO



West Street

CHIPPING NORTON, OXFORDSHIRE

£1,450,000 FREEHOLD

Formerly a wine merchant's house, a girls' school, and a doctor's surgery, this Grade II-listed 17th-century house in Chipping Norton, Oxfordshire, has lived many lives. Its current iteration has seen a playful dimension introduced by a palette of spirited paint colours and beautiful materials. Spanning some 3,820 sq ft, the home encompasses six bedrooms and a set of generous reception rooms in addition to a long, private garden at the rear, filled with mature trees and shrubs.

Setting the Scene

Chipping Norton was granted a royal charter by King John in the early 13th century; it later flourished during the medieval wool trade, which brought great prosperity to the town. It has a wealth of period architecture, including a Norman castle, a Grade I-listed 12th-century church, and an array of Georgian domestic dwellings.

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With a 17th-century core, this house was refronted in the early 18th century with golden-hued Cotswold stone. It has rows of six-over-six sash windows - a Georgian hallmark - as well as the original carriage entrance to one side. Inside, period fireplaces and beams remain in situ, along with a number of additions made during the Victorian era. Careful consideration has gone into upholding the home's period integrity while updating it for comfortable modern living. The current owners also worked with Farrow and Ball colour consultant Paddy O'Donnell to curate a selection of sensitive paint colours.

The Grand Tour

Entry is to the kitchen and dining room, a thoughtfully appointed space at the front of the house. Three sash windows draw in plenty of light, and the walls are finished in a gentle neutral shade, 'Peach Blossom' by Little Greene.

Sleek charcoal-coloured timber units lie on one side, with pink granite worktops and integrated appliances. The remainder of the room has space for a large dining table and plenty of books in a built-in timber dresser. A useful pantry adjoins.

Next door is the first of several living rooms, here picked out in an exuberant coral pink. Towering ceilings create an exaggerated sense of volume and lend the room a versatile feel. A more intimate sitting room adjoins, with a log-burning stove and a wall of exposed stonework.

At the furthest end of the ground floor is a sage-green sitting room, a refined space with panelled walls, an original fireplace, and access to the garden. All three ground-floor living spaces have original, elegantly patinated floorboards.

The lower ground floor is home to a flexible set of spaces that include stores, a study, a bedroom, and a WC. One end of the room has been carefully reimagined as a generous dining space with parquet floors. Steps descend here to a sunken living space with doors to the rear garden.



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The staircase that winds its way through the house effortlessly captures the home's early character. It ascends to the first floor, where there are three double bedrooms, along with a bright and generous bath shower/bathroom. One of the rooms here has been finished in rich 'Red Earth' by Farrow and Ball, while the other has dusty pink walls. Original floorboards continue throughout.

Upstairs are an additional two bedrooms and a shower room, all embraced by venerable, age-old beams.

Outdoor Space

A well-established garden unfolds at the rear of the house, with mature trees, shrubs and flowering perennials, including a lilac tree, plenty of spring bulbs, and established roses. There are places to sit and dine here, on a dedicated patio orientated to take in sunsets.

A double garage, accessed via the garden or the street in front, provides parking and additional storage space.

Out and About

Chipping Norton is an idyllic market town to the east of the Cotswolds National Landscape. It has convenient amenities, including independent shops and larger supermarkets. There is also a theatre and the independently run Living Room Cinema. Favourite spots among locals include The Chequers, bakery MOR (opposite the house), and deli Pink Salt Shed.

Charlbury is around 10 minutes' drive away, and has become one of the most popular Cotswold destinations in recent years. It is home to Daylesford's Bell pub, along with The Bull, run by the team behind Notting Hill's The Pelican. The town is also home to the Riverside Festival and renowned Wilderness Music Festival, which is held in the grounds of the stunning Cornbury Park.

The ever-popular organic Daylesford farm shop is a short drive away, are Estelle Manor, Soho Farmhouse and Burford Garden Centre. Local visitor attractions include many historic homes, most notably Chastleton House, Upton House, Broughton Castle and Warwick Castle, in addition to countless scenic walks in the surrounding landscape.

There are plenty of schools in the local area, in both the state and independent sectors.

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Charlbury station is around 10 minutes' drive from the house and runs regular rail services to London Paddington in around 70 minutes. By car, Banbury and Oxford are around 30 and 45 minutes away respectively. There are also good connections to the national motorway network.

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.