



Mullions, Church Street, Fifield, Nr Chipping Norton  
Oxfordshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Mullions, Church Street, Fifield, Nr Chipping Norton, Oxfordshire, OX7 6HF

A delightful village house

Kingham Station 3.5 miles, Burford 5 miles,  
Stow-on-the-Wold 6 miles, Chipping Norton 10  
miles, Oxford 25 miles

Hall | Sitting room | Kitchen/dining room | WC  
Cellar | 2 Double bedrooms | 2 Bathrooms (1 en  
suite) | Utility/store room | Large garage  
Garden and parking  
EPC Rating E

## The property

Mullions is a charming attached property which dates from the 1920s. Built of stone, the property is full of character and has attractive mullioned windows. Approached off Church Street, a short path leads to the front door which opens into the hall with WC and door to the cellar/store room with boiler and quarry tiled floor. Off the hall is the large sitting room with wood burning stove and parquet floor. A door from the hall leads into the kitchen/dining room which is fully fitted and has a door to outside. From the hall stairs rise to the first floor landing off which there are two double bedrooms, one with an en suite shower room, and the family bathroom.

## Outside

Mullions has a small, mainly lawned garden contained within a dry stone wall. Adjacent is a parking space for off road parking in front of the large stone built garage which also incorporates a useful utility room/store with mezzanine floor. This building has had planning permission to create a studio which has now lapsed. There is also a terrace approached from the back door.

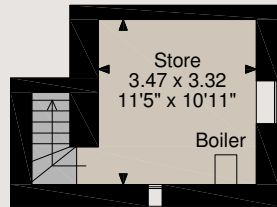
## Location

The property is situated in the charming village of Fifield which lies between Stow-on- the-Wold and Burford, both of which provide for most everyday needs. Communications are good with Kingham station within 4 miles for links to Oxford -taking 27 minutes and Paddington taking 85 minutes. Daylesford Organic and Soho Farmhouse are 6 and 19 miles away respectively.

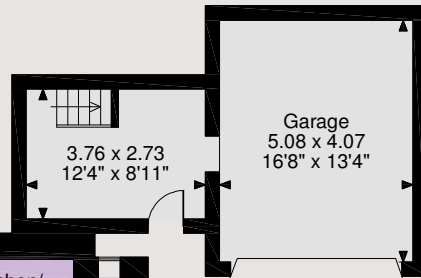




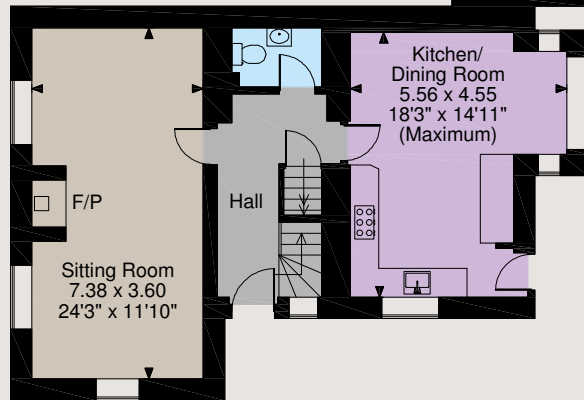
Mullions Church Street, Fifield  
 Main House internal area 1,364 sq ft (127 sq m)  
 Garage internal area 358 sq ft (33 sq m)  
 Total internal area 1,722 sq ft (160 sq m)



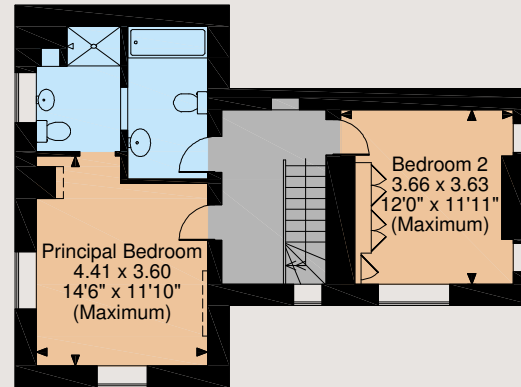
Cellar



Floor Above Garage



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From Burford take the A424 north towards Stow-on-the-Wold and after about 4 miles take the right turn signposted to Fifield. At the crossroads turn right and then take the first left into Church Street and Mullions will be found immediately on your left hand side.

## General

**Local Authority:** West Oxfordshire District Council (01993 861000)

**Services:** Mains electricity, drainage and water. Oil fired central heating.

**Council Tax:** Band E

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.

**Wayleaves and easements:** The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £750,000

## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

**01608 650502**

moreton@struttandparker.com

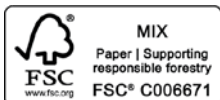
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