



Chipping Norton,
Oxfordshire

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A rarely available three bedroom detached stone property with private garden, garage and located within walking distance of the town centre.

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 and a new £5m state-of-the art Health Centre including two surgeries, pharmacy and maternity unit built in 2015, all within close proximity to the town centre.

Local amenities include Sainsbury's, a large Midcounties Cooperative, an Aldi supermarket and a Marks and Spencer food hall. 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.

Just a short drive away, there is so much to discover, drink, dine, shop and relax at Daylesford Organic farm shop (6.5 miles) and Soho Farmhouse is a rural escape offering food and drinks, wellness experiences and outdoor activities (7.5 miles).





The Property Briefly Comprises of:

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting/Dining Room

First Floor

- Two Double Bedrooms
- Family Bathroom
- Study Room

Second Floor

- Master Bedroom
- Ensuite Shower Room
- Garage
- Parking
- Garden
- No onward chain

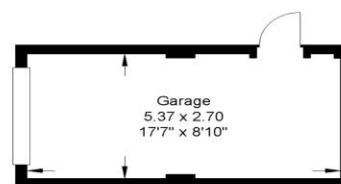
The property benefits from gas central heating, under floor heating to ground floor and double glazed windows

Guide Price: £450,000

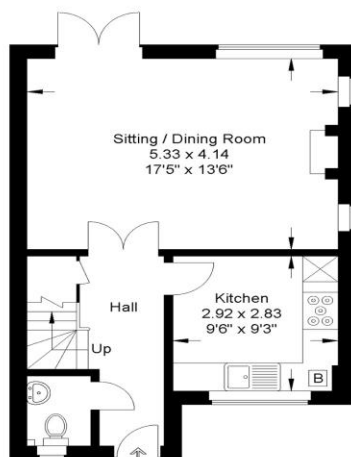




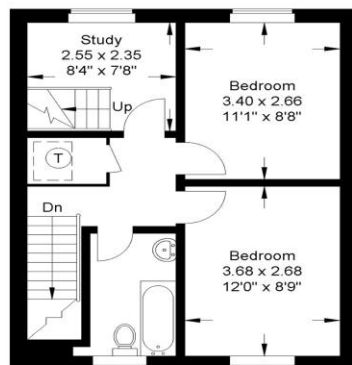

 Approximate Gross Internal Area= 105.42 sq m / 1134.73 sq ft
 (Excluding Garage)
 Garage= 14.50 sq m / 156.07 sq ft
 Total= 119.92 sq m / 1290.80 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



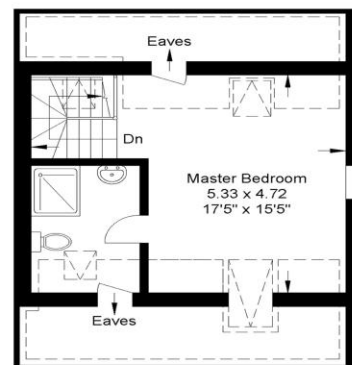
Garage



Ground Floor



First Floor



Second Floor

Local Authority West Oxfordshire District Council

Council Tax Band: D
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Kingham c. 5 miles
 Charlbury c. 6 miles
 Soho Farmhouse c. 7.5 miles
 Banbury c. 13 miles
 Oxford c. 20 miles
 Cheltenham c. 28 miles
 Swindon c. 31 miles
 Birmingham c. 56 miles
 London c. 74 miles
 Charlbury or Kingham to London, c. 1 hour
 Oxford to London Paddington c. 1 hour

Buyers Purchase Fee:
 Please note that buyers are required to pay a
 Purchase Fee of £300 (inc. of VAT) to Mark David
 on offer acceptance, to process a new transaction.

Disclaimer
 Videoing, photography and recording is not
 permitted unless agreed by prior arrangement by
 the agent or vendor.

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