



Chipping Norton, Oxfordshire

## Chipping Norton, Oxfordshire

---

A Beautifully Preserved & Recently Renovated three Bedroom Home that has Fabulous Countryside Views.

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvellous 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.





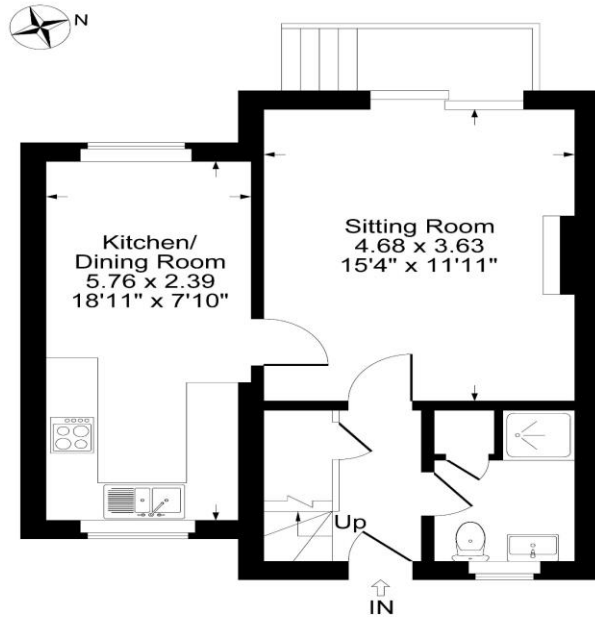
The Property Briefly Comprises of:

- Three Bedrooms
- Family Bathroom
- Shower Room
- Decorative Fireplace
- Newly Renovated
- Fabulous Countryside Views
- Patio Garden
- Off Street Parking
- Excellent Location
- End of Chain

This Property Benefits from Gas Central Heating and Double Glazed Windows

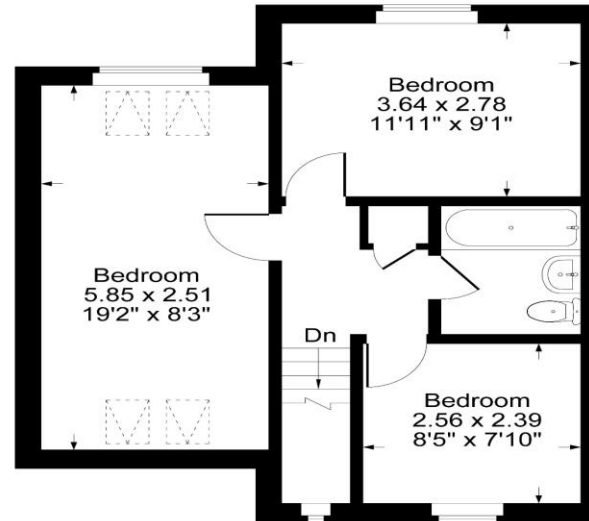
Guide Price: £325,000





Ground Floor

Approximate Gross Internal Area  
Ground Floor = 40.94 sq m / 441 sq ft  
First Floor = 43.31 sq m / 466 sq ft  
Total Area = 84.25 sq m / 907 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



First Floor

**Local Authority**  
West Oxfordshire District Council

**Council Tax Band:**  
C  
(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 hr  
Oxford to London Paddington c. 1

**Mark David**  
ESTATE AGENTS  
Sales • Lettings • Management

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



**Important Notice**

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.