

# Chipping Norton





## Chipping Norton

A Deceptively Spacious Three Bedroom Stone Cottage within Walking Distance to the Town Centre.

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.

Chipping Norton is 16 minutes from Soho Farmhouse.







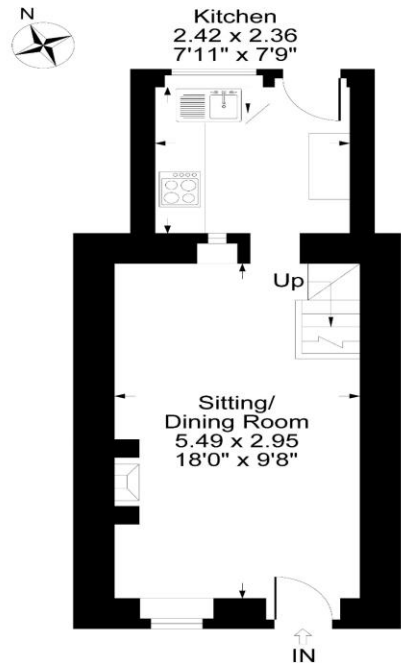
## The Property Briefly Comprises of:

- Three Bedrooms
- Sitting Room with Attractive Fireplace
- Exposed Stone Wall
- Kitchen
- Wooden Floors
- Bathroom
- On Street Parking
- Rear Private Courtyard
- Well Located within Walking Distance to Town

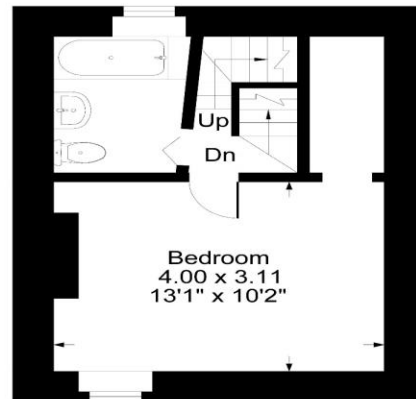
This Property benefits from Gas Central Heating and Double Glazed Windows



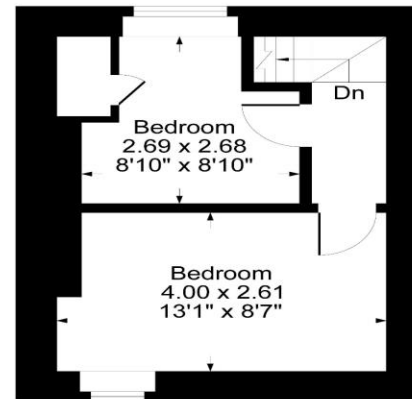
Guide Price: £275,000



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Ground Floor = 23.06 sq m / 250 sq ft  
 First Floor = 22.00 sq m / 235 sq ft  
 Second Floor = 21.94 sq m / 236 sq ft  
 Total Area = 67.00 sq m / 721 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**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  
 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  
 hour

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