



Chipping Norton
Oxfordshire

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An exceptional 1930's four-bedroom house privately situated on a fifth of an acre plot in Chipping Norton. The property has an annexe which is currently being used as a large home office. This stunning home offers flexible space throughout with a large rear garden which offers a perfect entertaining space. Ample off street parking to the front and a detached larger than average garage.

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.

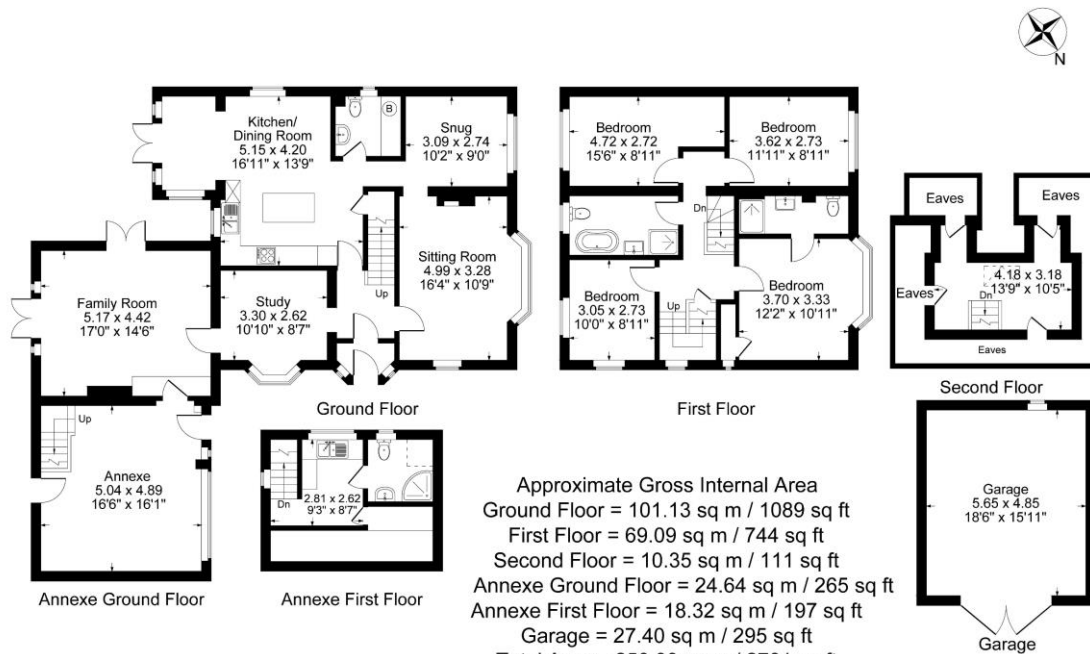




The Property Briefly Comprises of:

- Sitting Room
- Snug
- Kitchen/Dining Room
- Study
- Family Room
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Annexe with Separate Shower Room and Small Kitchen
- Large Driveway
- Garage
- Garden
- Oil Fired Central Heating
- Double Glazed Windows

Guide Price: £700,000



Approximate Gross Internal Area
 Ground Floor = 101.13 sq m / 1089 sq ft
 First Floor = 69.09 sq m / 744 sq ft
 Second Floor = 10.35 sq m / 111 sq ft
 Annexe Ground Floor = 24.64 sq m / 265 sq ft
 Annexe First Floor = 18.32 sq m / 197 sq ft
 Garage = 27.40 sq m / 295 sq ft
 Total Area = 250.93 sq m / 2701 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority
 West Oxfordshire District Council

Council Tax Band:
 Main House: E
 Annex: A
 (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 Estate Agents Ltd on offer acceptance,
 to process a new transaction.

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