



Chipping Norton,  
Oxfordshire



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An attractive and deceptively spacious two double bedroom semi-detached stone residence with own driveway and parking for two vehicles located with easing 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 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.







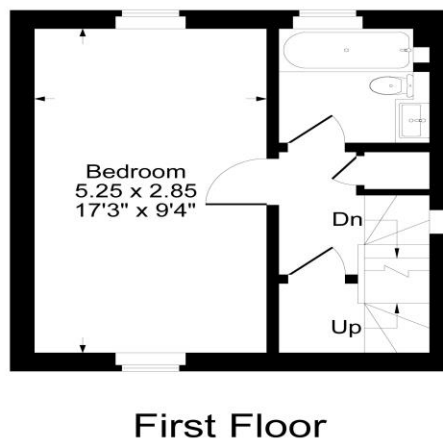
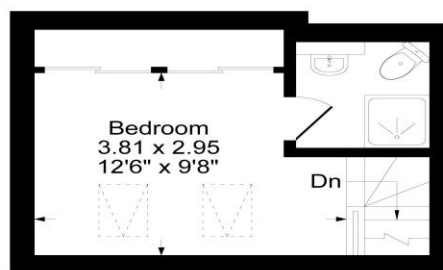
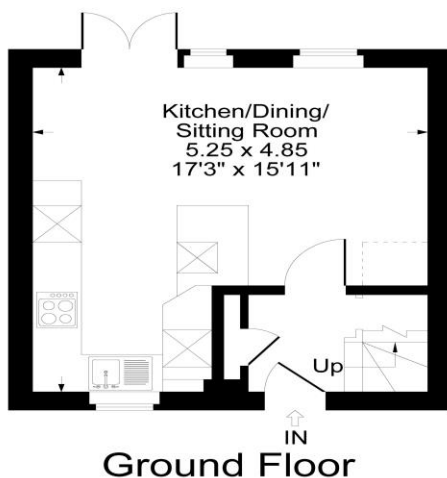
## The Property Briefly Comprises of:

- Entrance Hall
- Open plan kitchen/sitting, dining
- Utility Room
- Master Bedroom with Ensuite
- Second Bedroom
- Bathroom
- Private rear courtyard
- Parking for 2 vehicles
- Gas central heating
- Double glazed

Guide Price: £335,000



Approximate Gross Internal Area  
 Ground Floor = 25.46 sq m / 274 sq ft  
 First Floor = 25.46 sq m / 274 sq ft  
 Second Floor = 17.36 sq m / 187 sq ft  
 Total Area = 68.28 sq m / 735 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



**Local Authority**  
 West Oxfordshire District Council

**Council Tax Band: B**  
 (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

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