



Chipping Norton,
Oxfordshire

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Refurbished in 2023, this beautifully presented spacious family home is situated in the heart of the town. It has four bedrooms, four en-suite bathrooms, and a wonderfully large open-plan kitchen/dining/sitting room. The property benefits from a private courtyard garden, garage, and off-road parking.

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.

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.





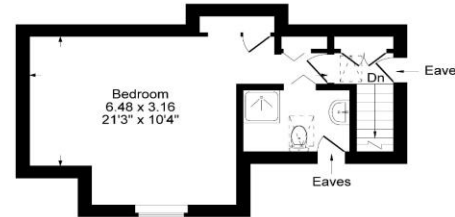
The Property Briefly Comprises of:

- Spacious Entrance Hall
- Open Plan Kitchen/Dining/Sitting Room
- Four Bedrooms
- Four En-Suite Bathrooms
- Enclosed Rear Courtyard Garden
- Garage
- Off Street Parking
- Refurbished in 2023 with a Bradstone Brick Extension
- Beautifully Presented
- Town Centre Location

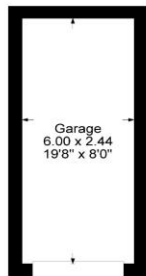
Guide Price: £550,000



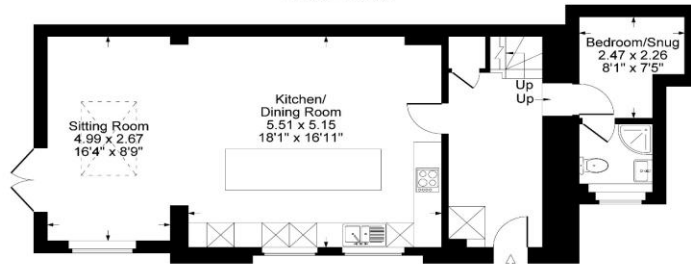
First Floor



Second Floor



Garage



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 65.86 sq m / 709 sq ft
 First Floor = 73.24 sq m / 788 sq ft
 Second Floor = 27.63 sq m / 297 sq ft
 Garage = 14.64 sq m / 158 sq ft
 Total Area = 181.37 sq m / 1952 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

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 Estate Agents Ltd on offer acceptance, to process a new transaction.

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