



Chipping Norton,
Oxfordshire

Chipping Norton Oxfordshire

A handsome and very well presented three bedroom detached house, located on a small development of five houses and within a short walk to the town centre.

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

- Detached Property
- Entrance Hall
- Dual aspect Living Room
- Dining Room
- Kitchen
- Lounge
- Utility
- Master Bedroom with En-suite Shower Room
- Family Bathroom
- Enclosed Landscaped Rear Garden
- Off Street Parking



Guide Price: £515,000



Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft

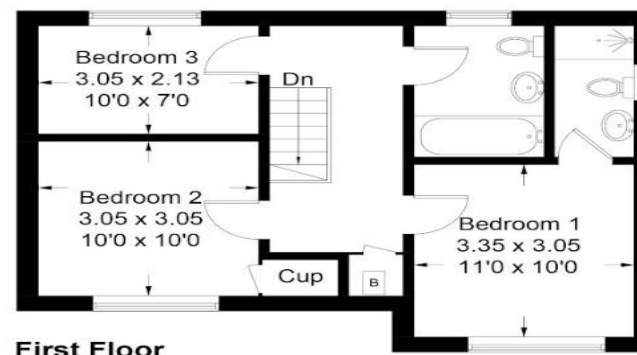
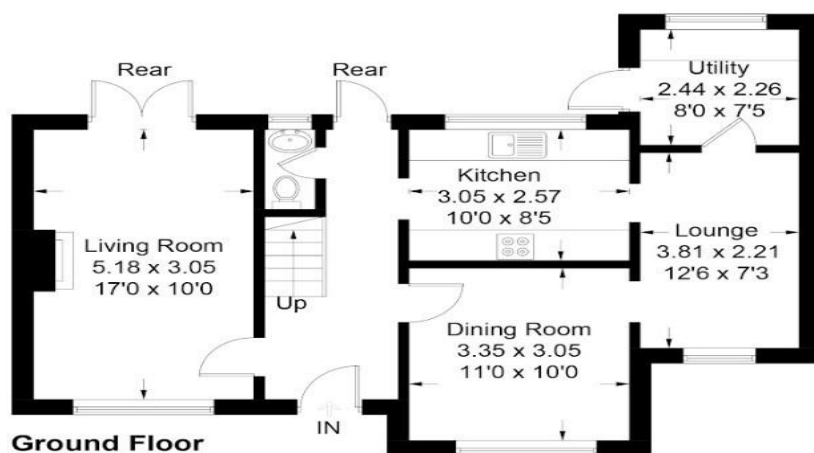


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176263)

Local Authority:
West Oxfordshire District Council

Council Tax Band: E

(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

Mark David
ESTATE AGENTS
Sales • Lettings • Management

9 Market Place, Chipping Norton Oxfordshire
OX7 5NA
Tel: 01608 644944
Email: chippingnorton@mark-david.co.uk
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.