



Chipping Norton,  
Oxfordshire

## Station Road, Chipping Norton, Oxfordshire.

Built by Keble Homes to a high specification, this well presented, modern town house has four bedrooms, three bathrooms, private garden, and off road parking, situated just a short walk from 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:

- End Terrace Property

### Ground Floor

- Entrance Hall
- Cloakroom
- Open Plan Kitchen, Dining, Living Room

### First Floor

- Bedroom with Ensuite Shower Room
- Two further Bedrooms
- Family Bathroom

### Second Floor

- Master Bedroom with En-suite Shower Room
- Walk-in Wardrobe

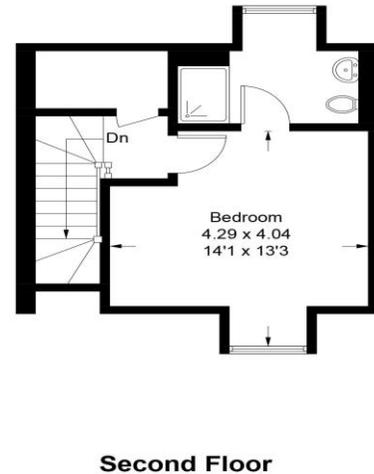
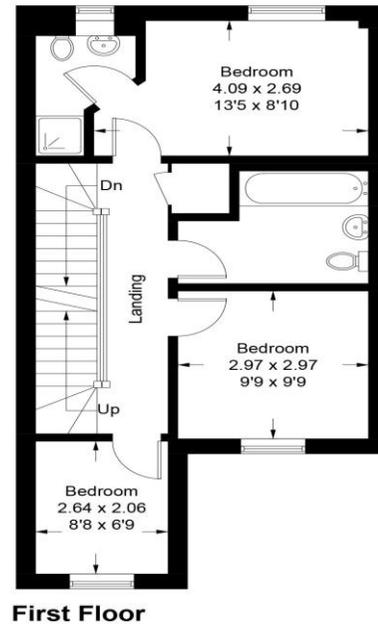
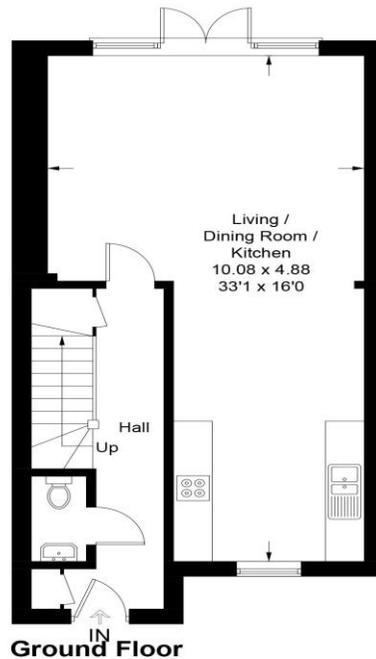
### Outside

- Rear and Side Garden
- Off Street Parking
  
- Gas Central Heating
- Double Glazed Windows

Guide Price: £425,000



Approximate Gross Internal Area = 130.7 sq m / 1407 sq ft



**Local Authority:**  
West Oxfordshire 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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