



Chipping Norton,  
Oxfordshire

## Chipping Norton, Oxfordshire.

A modern two bedroom mid terrace house with no onward chain, situated within a short walk to the town centre, on a quiet cul-de-sac with attractive rear garden, two parking spaces and en-suite to main bedroom.

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 a Town Hall, Theatre and Health Centre including two surgeries, pharmacy and maternity unit, 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.

Just a short drive away, there is so much to discover, drink, dine, shop and relax at Daylesford Organic farm shop (6.5 miles) and Soho Farmhouse is a rural escape offering food and drinks, wellness experiences and outdoor activities (7.5 miles).





## The Property Briefly Comprises of:

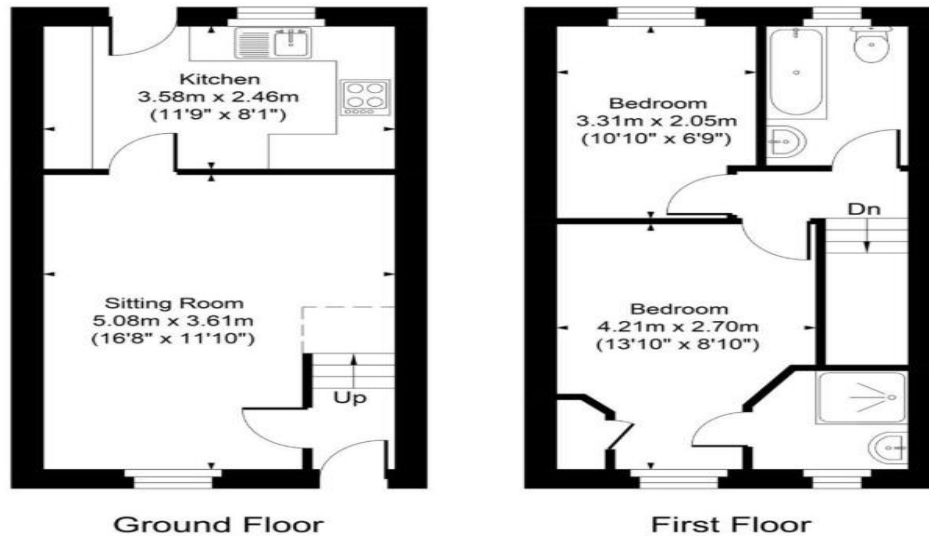
- Mid Terrace Property
- Short Walk To Town Centre
- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Rear Garden
- Two Allocated Parking Spaces
- No Onward Chain



Guide Price: £275,000



**12 Cotshill Gardens, Chipping Norton, OX7 5AA**  
 Total Approx. Gross Area:- 55.16 sq.m. 594 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ Denotes restricted head height  
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**Local Authority:**  
 West Oxfordshire District Council

**Council Tax Band: C**  
 (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 on offer acceptance, to process a new transaction.

**Mark David**  
 ESTATE AGENTS  
 Sales • Lettings • Management

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