



Chipping Norton,  
Oxfordshire

## Chipping Norton, Oxfordshire

An Extended Three Bedroom Detached Residence in need of some updating and located within level 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 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.

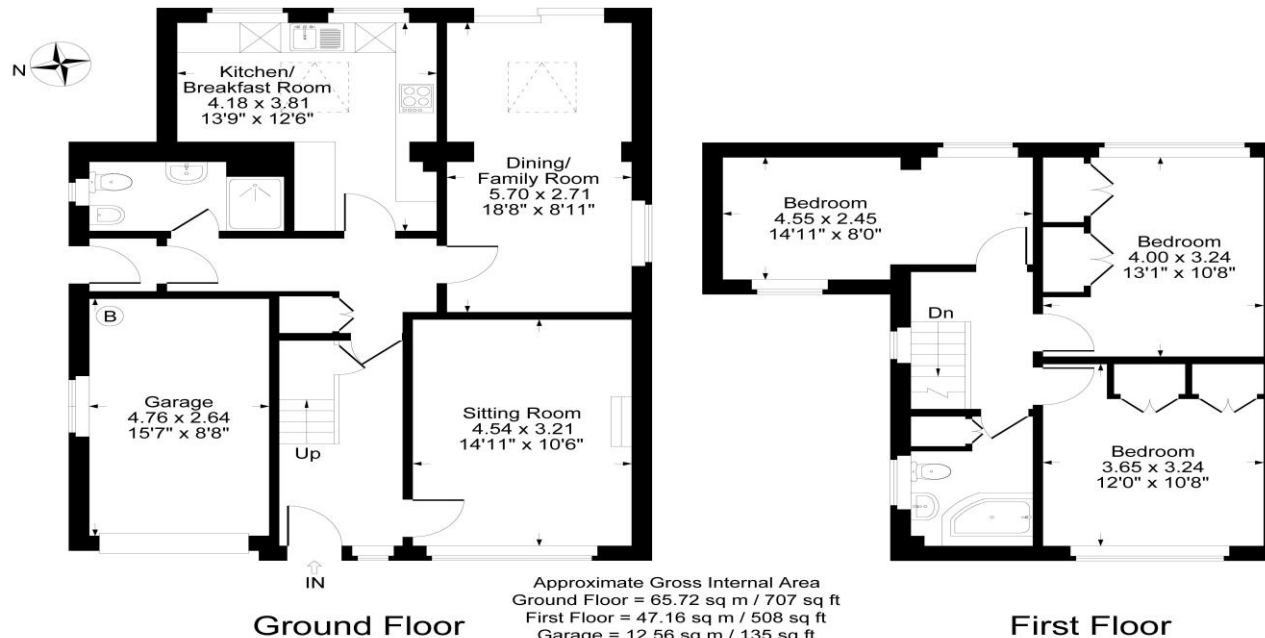




## The Property Briefly Comprises of:

- Detached Residence
- Entrance Hall
- Sitting Room
- Dining/Family Room
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Three Double Bedrooms
- Family Bathroom
- Rear Garden
- Attached Garage
- Driveway Parking
- Gas Central Heating
- Walking Distance to Town Centre
- No Chain

Guide Price: £435,000



Approximate Gross Internal Area  
 Ground Floor = 65.72 sq m / 707 sq ft  
 First Floor = 47.16 sq m / 508 sq ft  
 Garage = 12.56 sq m / 135 sq ft  
 Total Area = 125.44 sq m / 1350 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**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

**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.

**Mark David**  
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