



Salford,  
Chipping Norton, Oxfordshire

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A three bedroom semi detached house, located on a good sized corner plot with ample off road parking and an attached two bedroom annexe. The house benefits from two further rooms in the attic space.

Salford is an attractive village situated on the edge of the Cotswolds in an Area of Outstanding Natural Beauty. Conveniently located between the market towns of Chipping Norton, Moreton-in-Marsh and Stow-on-the-Wold.

The facilities in the village include a good village pub, The Salford Inn and parish church. Nearby Chipping Norton has a comprehensive range of facilities including supermarkets, banks, a butcher, pubs and a number of restaurants. There are excellent sporting facilities in the area including racing at Cheltenham and Stratford upon Avon, several golf courses nearby and theatres at Chipping Norton, Oxford and Stratford. Communications are excellent, with the A44 serving Oxford and London to the East and Moreton-in-Marsh and Worcester to the West. The mainline station at Moreton-in-Marsh (6 miles) or Kingham (5 miles) provides a regular service to Oxford and London as well as Worcester and Hereford.





## The Property Briefly Comprises of:

- Entrance Porch
- Large Kitchen/Dining Room
- Dual Aspect Living Room
- Three Bedrooms
- Family Bathroom
- Loft Conversion with Two Extra Rooms

### **Annex**

- Entrance Hall
  - Kitchen
  - Living Room
  - Two Bedrooms
  - Shower Room
  - Conservatory
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- Enclosed Front and Rear Garden
  - Off Road Parking



Guide Price: £510,000



Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft  
 (Including Loft Conversion)  
 Annexe = 77.9 sq m / 838 sq ft  
 Total = 197.0 sq m / 2120 sq ft

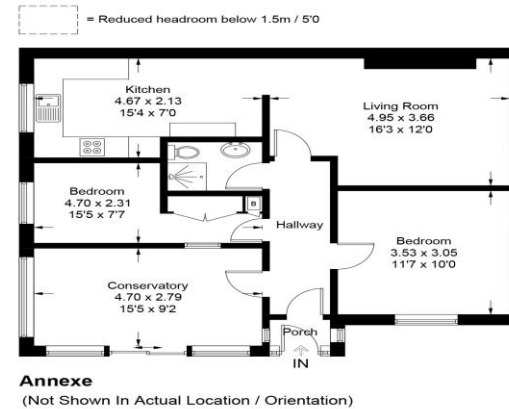
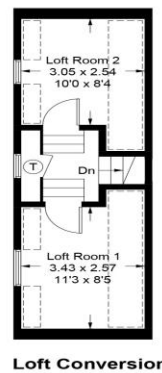
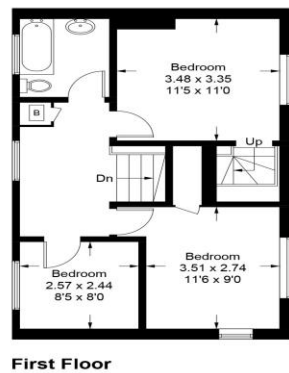
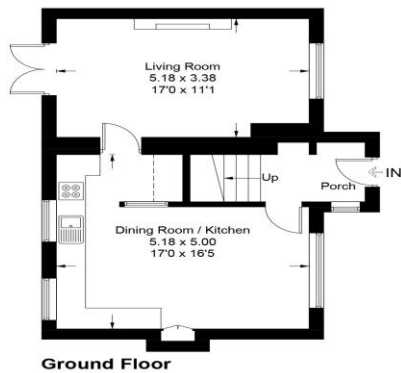


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180142)

**Local Authority:**  
West Oxfordshire

**Council Tax Band:** C

(Subject to change after completion)

**Tenure:** Freehold

**Distances**

- Chipping Norton c. 2 miles
- Moreton-in-Marsh c. 6 miles
- Banbury c. 15 miles
- Stratford Upon Avon c. 20 miles
- Oxford c. 23 miles
- Cheltenham c. 24 miles
- London c. 76 miles
- Kingham to London c. 1 hr 20 minutes
- Moreton-in-Marsh to London c. 1 hr 30 minutes

**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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