



Over Norton,
Chipping Norton, Oxfordshire

Over Norton, Chipping Norton, Oxfordshire.

A handsome and beautifully presented three bedroom detached house dating back to the 17th Century.

Over Norton is a delightful village adjoining Chipping Norton. There is a pleasant community with a bus service to local centres. The village includes many fine character properties and lovely countryside around. General amenities are to be found in nearby Chipping Norton, an historic market town, 'the gateway to the Cotswolds'. The town is served by a wide range of amenities, including religious organisations, extensive shopping, doctors and dentists surgeries, library, theatre, sports and leisure centre and a range of restaurants.

The town is well positioned for other local centres including Stow on the Wold and Burford and within half an hours drive or so of the larger centres of Oxford and Stratford upon Avon. Railway stations at Moreton in Marsh, Kingham and Charlbury provide an Intercity rail link on the Hereford to London Paddington line.

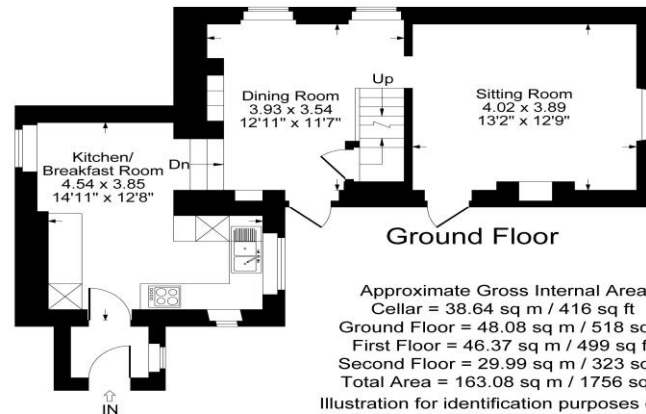
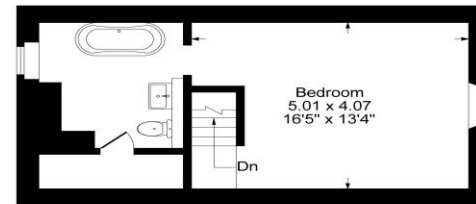
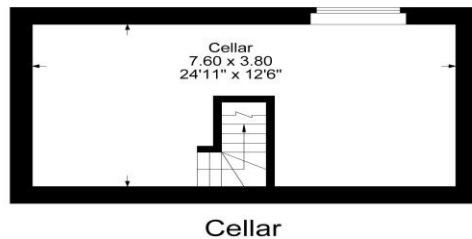
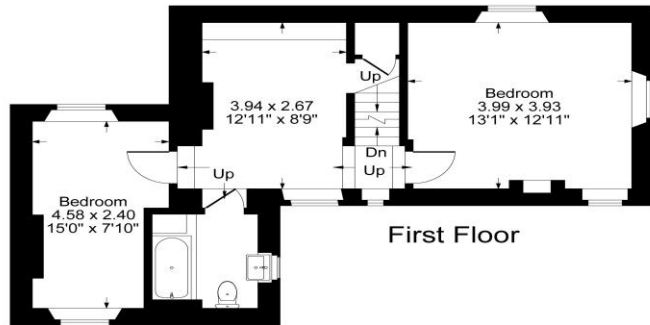




The Property Briefly Comprises of:

- Detached Stone Residence
- Entrance Porch
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Master Bedroom with En-suite Bathroom
- Two Further Bedrooms
- Family Bathroom
- Enclosed Garden
- Cellar
- Exposed Beams
- Lime Plaster Walls
- Oil Central Heating
- No Onward Chain

Guide Price: £750,000



Approximate Gross Internal Area
 Cellar = 38.64 sq m / 416 sq ft
 Ground Floor = 48.08 sq m / 518 sq ft
 First Floor = 46.37 sq m / 499 sq ft
 Second Floor = 29.99 sq m / 323 sq ft
 Total Area = 163.08 sq m / 1756 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
 Chipping Norton 0.8 miles
 Banbury 13 miles
 Bicester 23 miles
 Stratford Upon Avon 20 miles
 Oxford 22 miles
 Cheltenham 27 miles
 Birmingham 55 miles
 London 74 miles
 Charlbury or Kingham to London
 1 hour
 Bicester North or Banbury to London
 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.