



Chipping Norton,  
Oxfordshire

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A charming double fronted grade II listed cottage in need of modernisation. Benefitting from three bedrooms, two receptions rooms and off-road parking.

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:

- 18<sup>th</sup> Century Grade II Listed Cottage
- Cotswold Stone
- Entrance Hall
- Two Reception Rooms
- Kitchen
- Utility/Storage Area
- Three Bedrooms
- Large Family Bathroom
- Garden
- Off Street Parking
- Electric Heating
- In need of Modernisation
- Lots of Potential.



Guide Price: £350,000



Approximate Gross Internal Area = 114.0 sq m / 1228 sq ft

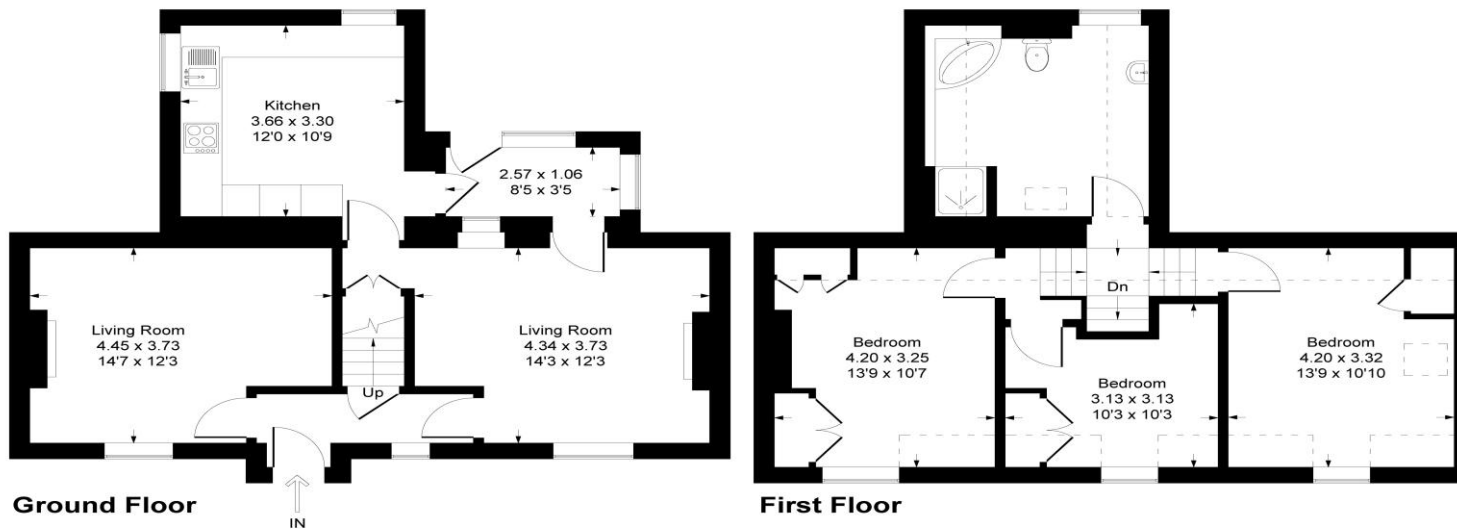


Illustration for identification purpose only, measurements approximate, and not to scale.

**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.

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