



Chipping Norton,  
Oxfordshire



## Chipping Norton, Oxfordshire.

A three storey end of terrace town house, overlooking an attractive private lawned area, with a larger than average south/westerly facing rear garden.

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.

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:

### **Ground Floor**

- Entrance Hall
- Cloakroom
- Kitchen
- Conservatory
- Former Garage/Office/Bedroom

### **First Floor**

- Sitting Room
- Double Bedroom

### **Second Floor**

- Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Family Shower Room

### **Outside**

- Off Street Parking
- Enclosed Rear Garden



Guide Price: £400,000



Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft



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

## Local Authority

West Oxfordshire District Council

## Council Tax Band: D

(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**

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