



Chipping Norton,
Oxfordshire

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A rarely available two bedroom stone cottage located within walking distance of the town centre, available to residents aged 55 and over.

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 new £5m state-of-the-art Health Centre including two surgeries, pharmacy and maternity unit, 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).



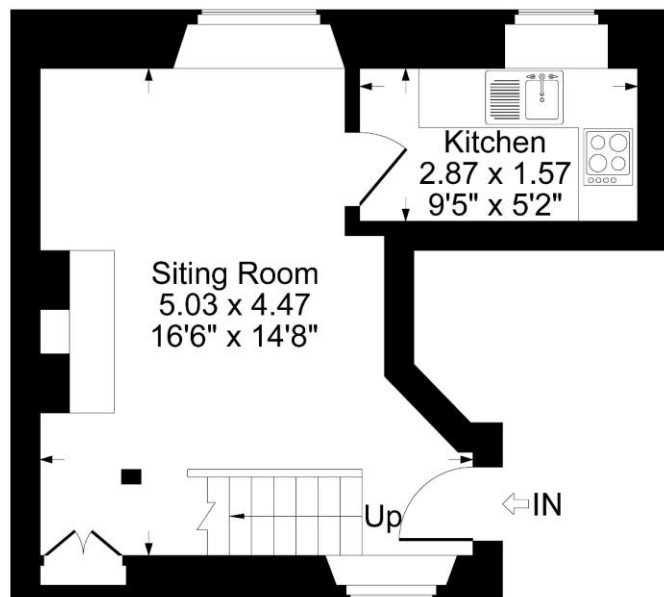


The Property Briefly Comprises of:

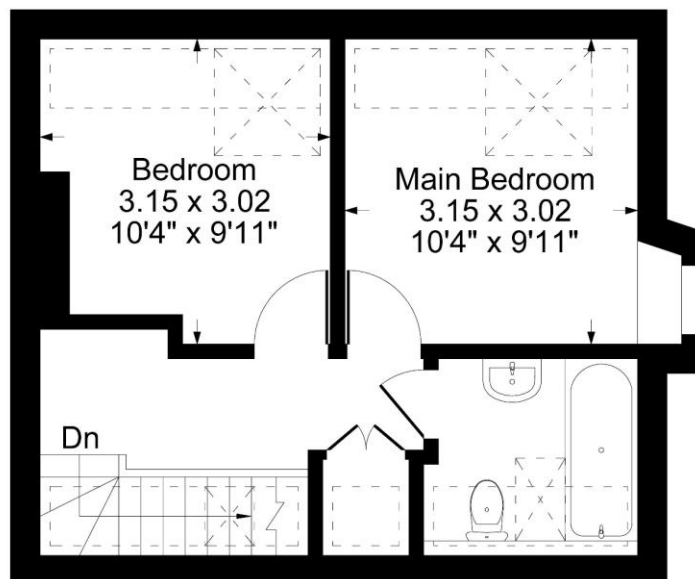
- Stone Residence
- Available to Residents Aged 55 and Over
- Dual Aspect Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Double Glazed Windows
- Communal Gardens
- Communal Parking
- Leasehold
- No Onward Chain



Guide Price: £125,000



Ground Floor



First Floor



Denotes restricted head height

Approximate Gross Internal Area
 Ground Floor = 23.55 sq m / 253 sq ft
 First Floor = 33.37 sq m / 359 sq ft
 Total Area = 56.92 sq m / 612 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Local Authority: West Oxfordshire

Council Tax Band: B

(Subject to change after completion)

Tenure: Leasehold

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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 Sales • Lettings • Management

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