

# Chipping Norton

Oxfordshire



Mark David  
ESTATE AGENTS



# CHIPPING NORTON

OXFORDSHIRE

*An amazing opportunity to purchase an attractive double fronted stone-built Grade II Listed period property with a wealth of character and charm with an adjoining separate cottage which could be converted into a two-bedroom dwelling. The property also has a private and enclosed courtyard garden. All located in the heart of the Town Centre.*

In all about 2759 sq.ft./ 256.32 sq.m.

Guide Price: £750,000





## MAIN HOUSE ACCOMMODATION

Recessed entrance porch to front door

**Reception Space:** Two bay windows to front aspect, attractive stone fireplace, exposed beams and timbers, built-in cupboard, stairs down to large cellar area.

**Rear Room:** French doors to rear garden.

**First Floor Landing:** Stairs to second floor

**Sitting Room:** Attractive stone fireplace with log burning fire, exposed timbers, exposed wooden floor, two windows to front aspect.

**Dining Room:** Window to front aspect, exposed timber, exposed wooden floor.

**Kitchen/Breakfast Room:** Double base sink unit, range of base units with quartz worksurfaces and splashback. De'Longhi gas range cooker, integrated dishwasher, plumbing for washing machine, integrated fridge, exposed wooden floor, mullion windows to rear aspect, vaulted ceiling.

**Lobby Area:** Window to rear aspect.

**Bathroom:** Semi vaulted ceiling with exposed timbers and stone walls, freestanding roll top bath, separate walk-in shower with rain shower over, hand wash basin, low level W.C, window to side aspect, built-in cupboard housing central heating boiler.

**Second Floor:** Exposed wooden floor, access to loft space.

**Bedroom One:** Exposed A Frame beam, double glazed window to front aspect, exposed wooden floor.

**Bedroom Two:** Exposed wooden beam, exposed wooden floor, range of built-in wardrobes, double glazed window to front aspect.

**Bedroom Three:** Double glazed window to front aspect, exposed wooden floor. Outside: Courtyard garden.

## COTTAGE ACCOMODATION

Ground Floor

**Room One:** Four windows to rear aspect, door to rear courtyard, steps up to

**Room Two:** Attractive fireplace, windows to rear and side aspect.

**Mezzanine:** Open plan and can be divided into two bedrooms and a bathroom.

Courtyard Area

## SITUATION & AMENITIES

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 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).

## 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





## SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

## TENURE

Freehold

## LOCAL AUTHORITY

West Oxfordshire District Council  
Council Tax Band: TBC

## VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Chipping Norton  
01608 644944

## 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.



**West Street, Chipping Norton,**  
Approximate Gross Internal Area 256.32 sq.m / 2759 sq.ft

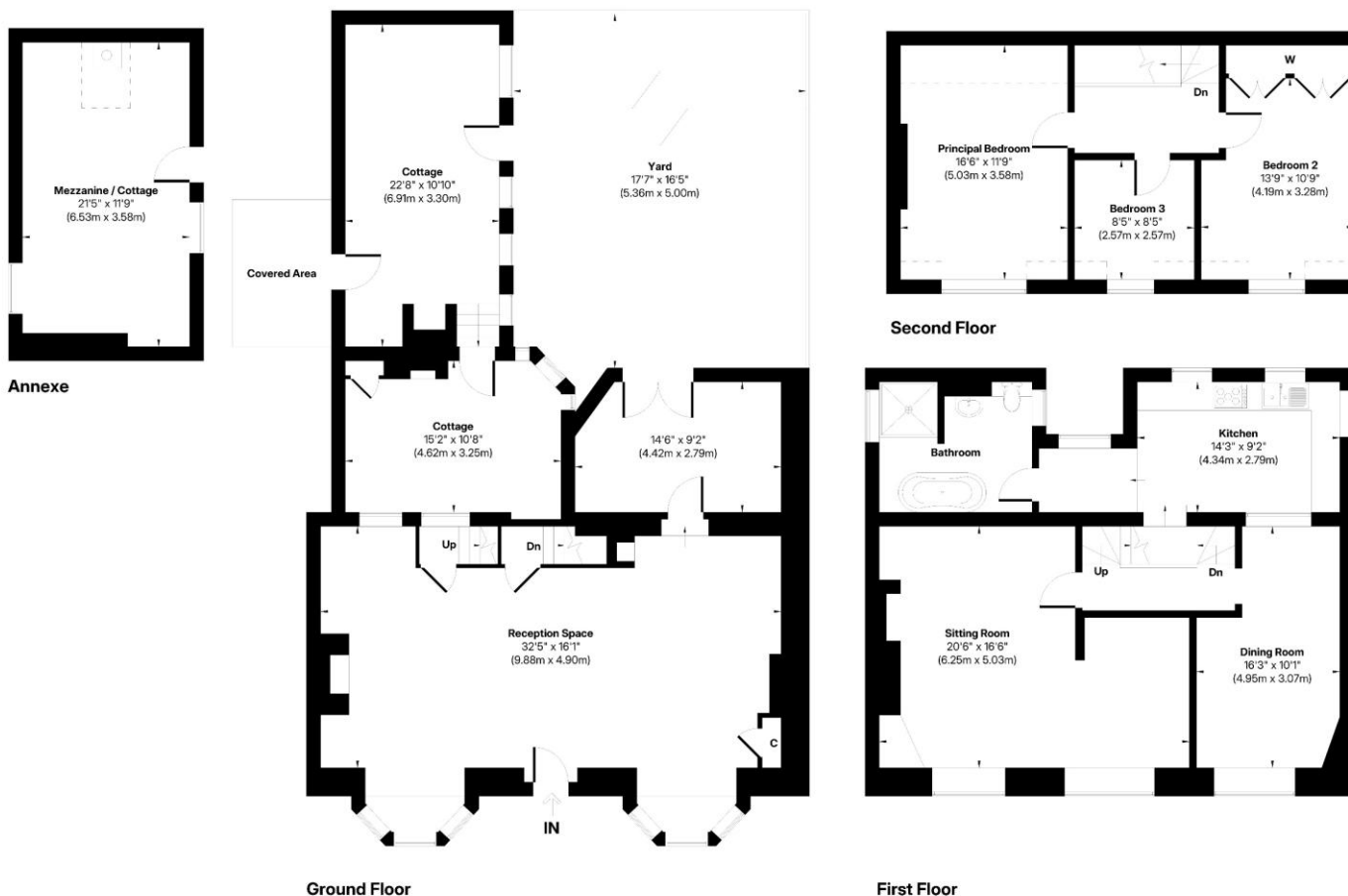


Illustration for identification purpose only, measurements approximate and not to scale.

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