



Chipping Norton,  
Oxfordshire

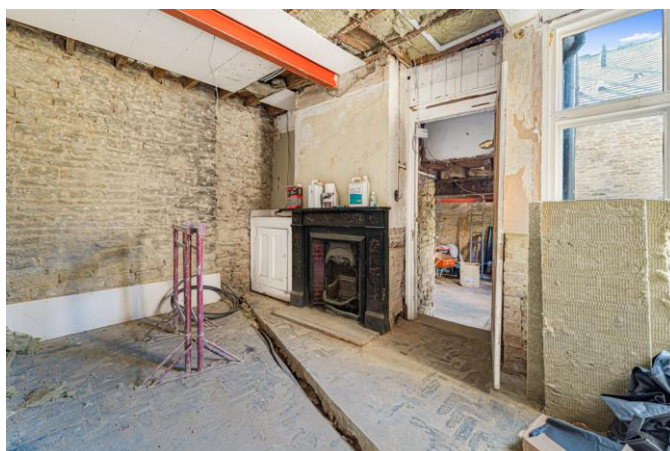
## Chipping Norton, Oxfordshire.

A superb opportunity to purchase a stone-built cottage that could be transformed into a one/two bedroom residence with its own courtyard garden. Located in the Town Centre.

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).





The Property Briefly Comprises of:

- Grade II Listed Stone Cottage

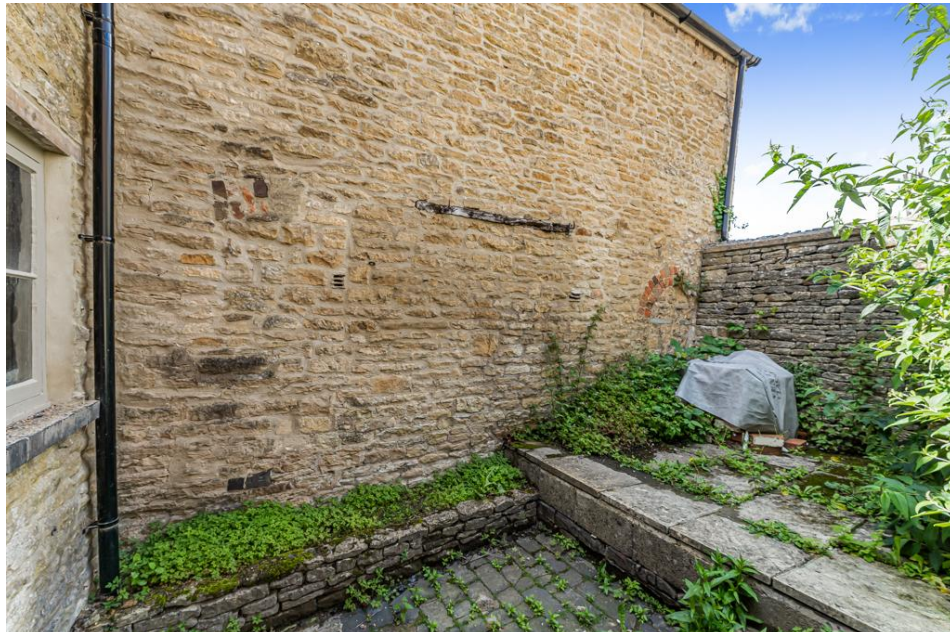
### Ground Floor

- **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.

### Outside

Courtyard Area

- No Onward Chain



Guide Price: £150,000

**West Street, Chipping Norton,**  
Approximate Gross Internal Area 89.93 sq.m / 968 sq.ft



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

**Local Authority:** West Oxfordshire

**Council Tax Band:** TBC

(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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