



Chipping Norton  
Oxfordshire

Mark David  
ESTATE AGENTS



## Chipping Norton, Oxfordshire

---

An Attractive Deceptively Spacious Three Bedroom Detached Stone Residence set Back from the Road in a Quiet and Tranquil Position with Gated Off-Street Parking for up to Four Vehicles.

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.

There is also a Sainsbury's, Midcounties Cooperative, an Aldi supermarket and newly opened 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:

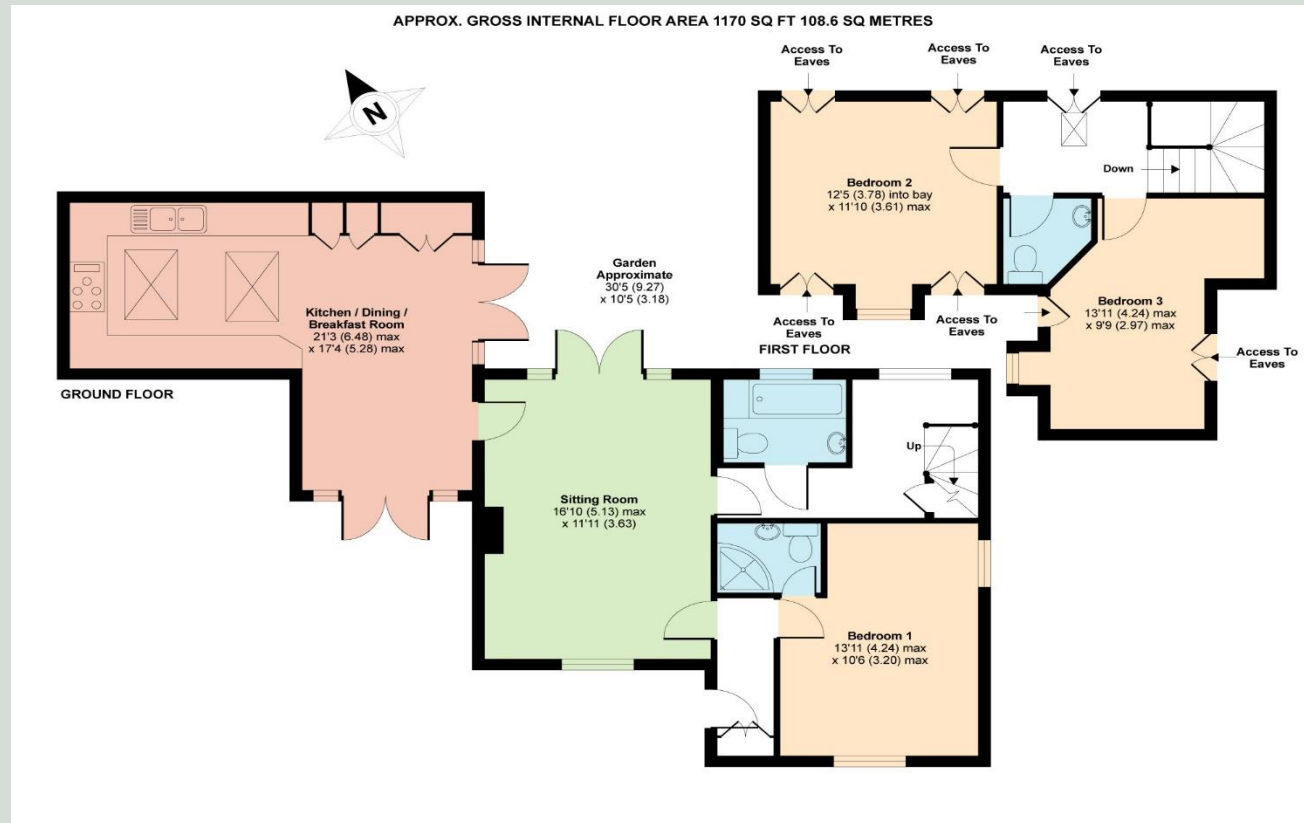
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Principle Bedroom with En-Suite Shower Room
- Family Bathroom
- Two Further Double Bedrooms
- Cloakroom
- Study Landing
- Courtyard Parking for Multiple Vehicles
- Paved Front and Rear Garden



The Property Benefits from Gas Underfloor Heating and Double Glazed Windows.

Please Note: The Driveway is Owned by the Property. There is a Right of Pedestrian Access to 33b and there is Vehicle Access to the Garage of 35 but No Parking or Turning.

**Guide Price: £450,000**



**Local Authority**  
West Oxfordshire District Council  
01993 861000

**Council Tax Band**  
Band D

**Tenure**  
Freehold

**Distances**  
**Road:**  
Kingham c. 5 miles  
Charlbury c. 6 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

**Rail:**  
Charlbury or Kingham to London, c. 1 hr  
Oxford to London Paddington c. 1 hour

**Mark David**

ESTATE AGENTS



9 Market Place, Chipping Norton, Oxfordshire OX7 5NA  
Tel: 01608 644944  
Email: [chippingnorton@mark-david.co.uk](mailto:chippingnorton@mark-david.co.uk)  
[www.mark-david.co.uk](http://www.mark-david.co.uk)  
Branches also at: Banbury, Deddington & London



**Important Notice**

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.