



Chipping Norton  
Oxfordshire



## Chipping Norton, Oxfordshire

A Rarely Available Grade II Listed Period Property that has Been Tastefully and Sympathetically Modernised to a High Standard and Provides Parking to the Rear.

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.





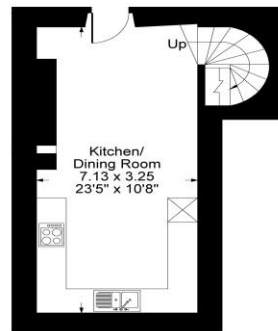
The Property Briefly Comprises of:

- Kitchen/Dining Room
- Sitting Room with Ornamental Range Fuel Wood Burner
- Three Bedrooms
- Main Bathroom
- En-Suite
- Courtyard
- Grade II Listed
- Off Street Parking

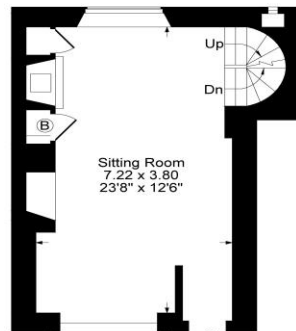
This Property Benefits from Gas Central Heating

Guide Price: £425,000

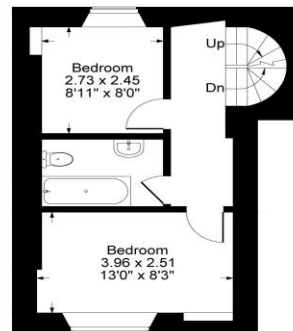




Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Lower Ground Floor = 25.70 sq m / 277 sq ft  
 Ground Floor = 32.56 sq m / 351 sq ft  
 First Floor = 29.49 sq m / 317 sq ft  
 Second Floor = 30.52 sq m / 329 sq ft  
 Total Area = 118.27 sq m / 1274 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, 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 hr  
 Oxford to London Paddington c. 1 hr

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