



Chipping Norton,
Oxfordshire

Chipping Norton, Oxfordshire

Refurbished in 2023, this beautifully presented spacious family home is situated in the heart of the town. It has four bedrooms, four en-suite bathrooms, and a wonderfully large open-plan kitchen/dining/sitting room. The property benefits from a private courtyard garden, garage, and off-road parking.

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 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.

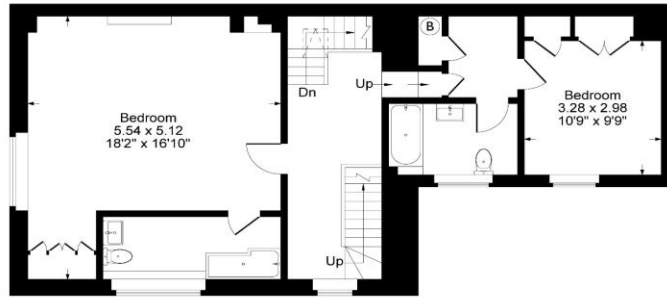




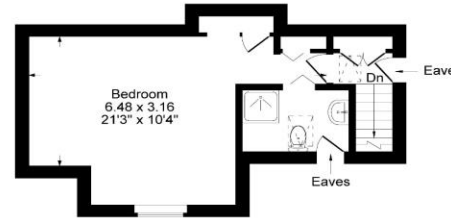
The Property Briefly Comprises of:

- Spacious Entrance Hall
- Open Plan Kitchen/Dining/Sitting Room
- Four Bedrooms
- Four En-Suite Bathrooms
- Enclosed Rear Courtyard Garden
- Garage
- Off Street Parking
- Refurbished in 2023 with a Bradstone Brick Extension
- Beautifully Presented
- Town Centre Location

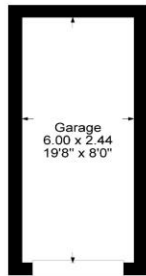
Guide Price: £550,000



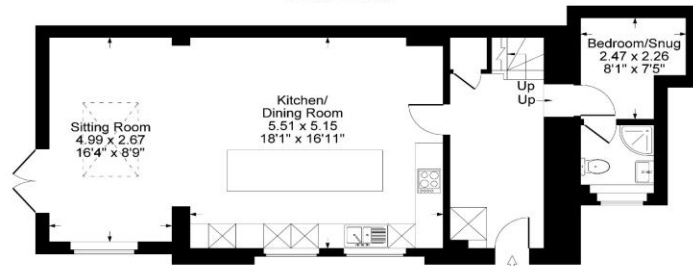
First Floor



Second Floor



Garage



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 65.86 sq m / 709 sq ft
 First Floor = 73.24 sq m / 788 sq ft
 Second Floor = 27.63 sq m / 297 sq ft
 Garage = 14.64 sq m / 158 sq ft
 Total Area = 181.37 sq m / 1952 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 hour
 Oxford to London Paddington c. 1 hour

Mark David
 ESTATE AGENTS
 Sales • Lettings • Management

9 Market Place, Chipping Norton Oxfordshire
 OX7 5NA
 Tel: 01608 644944
 Email: chippingnorton@mark-david.co.uk
www.mark-david.co.uk



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 travelling some distance.