



Salford,
Chipping Norton, Oxfordshire

Salford, Chipping Norton, Oxfordshire.

A three bedroom semi detached house, located on a good sized corner plot with ample off road parking and an attached two bedroom annexe. The house benefits from two further rooms in the attic space.

Salford is an attractive village situated on the edge of the Cotswolds in an Area of Outstanding Natural Beauty. Conveniently located between the market towns of Chipping Norton, Moreton-in-Marsh and Stow-on-the-Wold.

The facilities in the village include a good village pub, The Salford Inn and parish church. Nearby Chipping Norton has a comprehensive range of facilities including supermarkets, banks, a butcher, pubs and a number of restaurants. There are excellent sporting facilities in the area including racing at Cheltenham and Stratford upon Avon, several golf courses nearby and theatres at Chipping Norton, Oxford and Stratford. Communications are excellent, with the A44 serving Oxford and London to the East and Moreton-in-Marsh and Worcester to the West. The mainline station at Moreton-in-Marsh (6 miles) or Kingham (5 miles) provides a regular service to Oxford and London as well as Worcester and Hereford.





The Property Briefly Comprises of:

- Entrance Porch
- Large Kitchen/Dining Room
- Dual Aspect Living Room
- Three Bedrooms
- Family Bathroom
- Loft Conversion with Two Extra Rooms

Annex

- Entrance Hall
 - Kitchen
 - Living Room
 - Two Bedrooms
 - Shower Room
 - Conservatory
-
- Enclosed Front and Rear Garden
 - Off Road Parking



Guide Price: £535,000



Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft
 (Including Loft Conversion)
 Annexe = 77.9 sq m / 838 sq ft
 Total = 197.0 sq m / 2120 sq ft

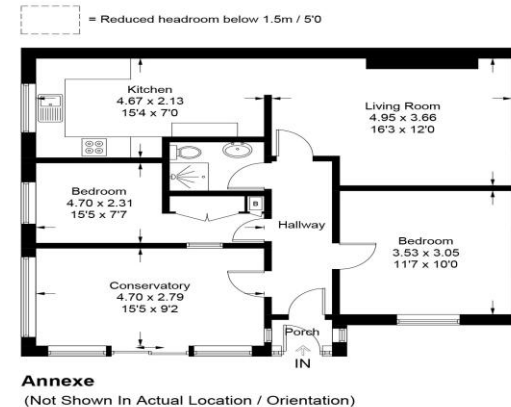
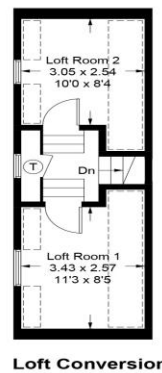
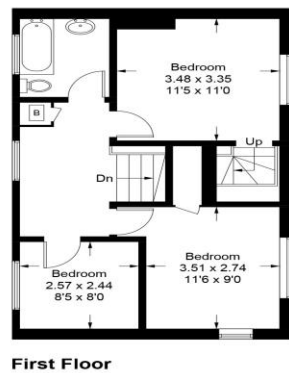
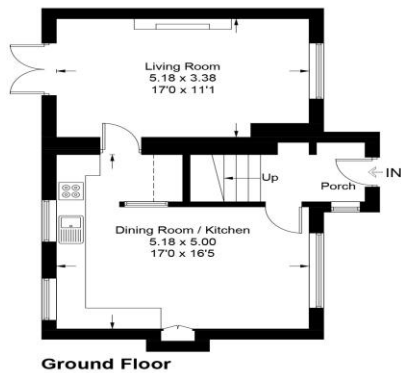


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180142)

Local Authority:
West Oxfordshire

Council Tax Band: C

(Subject to change after completion)

Tenure: Freehold

Distances

- Chipping Norton c. 2 miles
- Moreton-in-Marsh c. 6 miles
- Banbury c. 15 miles
- Stratford Upon Avon c. 20 miles
- Oxford c. 23 miles
- Cheltenham c. 24 miles
- London c. 76 miles
- Kingham to London c. 1 hr 20 minutes
- Moreton-in-Marsh to London c. 1 hr 30 minutes

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 traveling some distance.