
Chipping Norton
Oxfordshire
Mark David
ESTATE AGENTS



CHIPPING NORTON

OXFORDSHIRE

A rarely available and individual bespoke detached residence, set in ¼ acre in this beautiful and unique location within walking distance of Chipping Norton and a convenient bus route providing access to the town.

Ground Floor Accommodation
Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room,
Bedroom with En-Suite Shower Room,
Two Further Bedrooms, Family Shower Room.

Outside Space
Private Driveway, Parking for Several Vehicles,
Attached Garage, Enclosed Front & Rear Garden.

In all about 1318 sq.ft./ 122.47 sq.m.

Guide Price: £850,000









Accommodation

Entrance Hall: Access to loft space, porcelain tiled floor, sensor lighting, cloaks recess with control panel for the underfloor heating and air extractor system.

Sitting Room: Vaulted ceiling with full length double glazed windows and French doors to front aspect leading out to the veranda, double glazed window to side aspect, porcelain tiled floor, arch to

Open Plan Kitchen/Dining Room: Fitted with a range of mounted wall and base units with wooden worksurfaces, fitted with a range of Neff appliances including a ceramic induction hob with extractor hood above, single eye level oven and separate microwave, dishwasher, fridge and freezer. Porcelain tiled floor, door to entrance hall, door to utility room, double glazed windows and door to front aspect.

Utility Room: Fitted with a Belfast sink with cupboard below, plumbing for washing machine and tumble dryer, porcelain tiled floor, underfloor heating system, double glazed window to side and rear aspect, double glazed door out to the veranda which incorporates two outside power sockets and an outside tap.

Bedroom: Double glazed window to rear aspect, porcelain tiled floor.

En-Suite Shower Room: Comprising of a white suite, double walk-in shower cubicle with shower and rain shower above, part tiled walls, hand wash basin, low level W.C, porcelain tiled floor, double glazed window to rear aspect.

Bedroom Two: Double glazed window to rear aspect, porcelain tiled floor.

Bedroom Three: Double glazed window to rear aspect, porcelain tiled floor.

Shower Room: Comprising of a white suite, double walk-in shower cubicle with shower over, hand wash basin, low level W.C, part tiled walls, porcelain tiled floor, double glazed window to rear aspect.

Outside

Five bar gate leading to a gravel driveway with parking for several vehicles, leading to

Attached Garage: With electric up and over door, light and power connected, storage space in loft area, outside tap, double glazed door to rear garden.

Front Garden: Hedged to the front giving a high degree of privacy, with lawn and raised decked area leading to the property, there is side pedestrian access to the rear garden.

Rear Graden: Fully enclosed and not overlooked and is laid to lawn with well stocked flower and shrub beds and borders. There is a vegetable garden and a number of fruit trees. Detached timber workshop/shed with light and power connected. There is a secluded gravel seating area for alfresco dining and entertaining, with a further graveled area with pergola and grape vine.

The property has outdoor sensor lighting.

Situation & Amenities

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvelous 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).

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









Services

The property benefits from air source heating and double glazing. Underfloor heating is fitted throughout the property along with a comprehensive air extraction system.

Fixtures & Fittings

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

Tenure

Freehold

Local Authority

West Oxfordshire District Council
Council Tax Band: E

Viewings

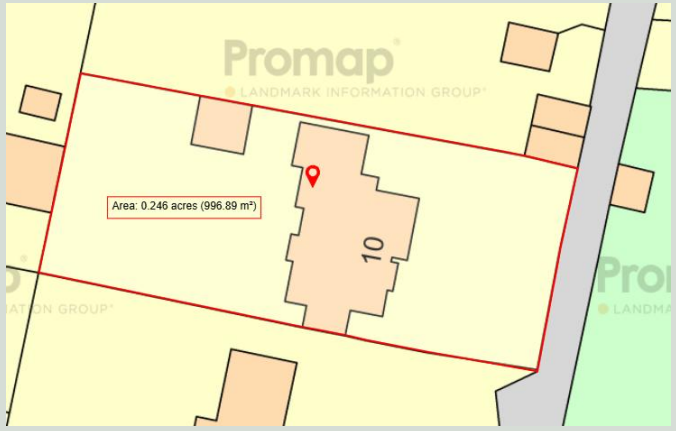
Strictly by prior appointment only with the agents, Mark David Estate Agents, Chipping Norton
01608 644944

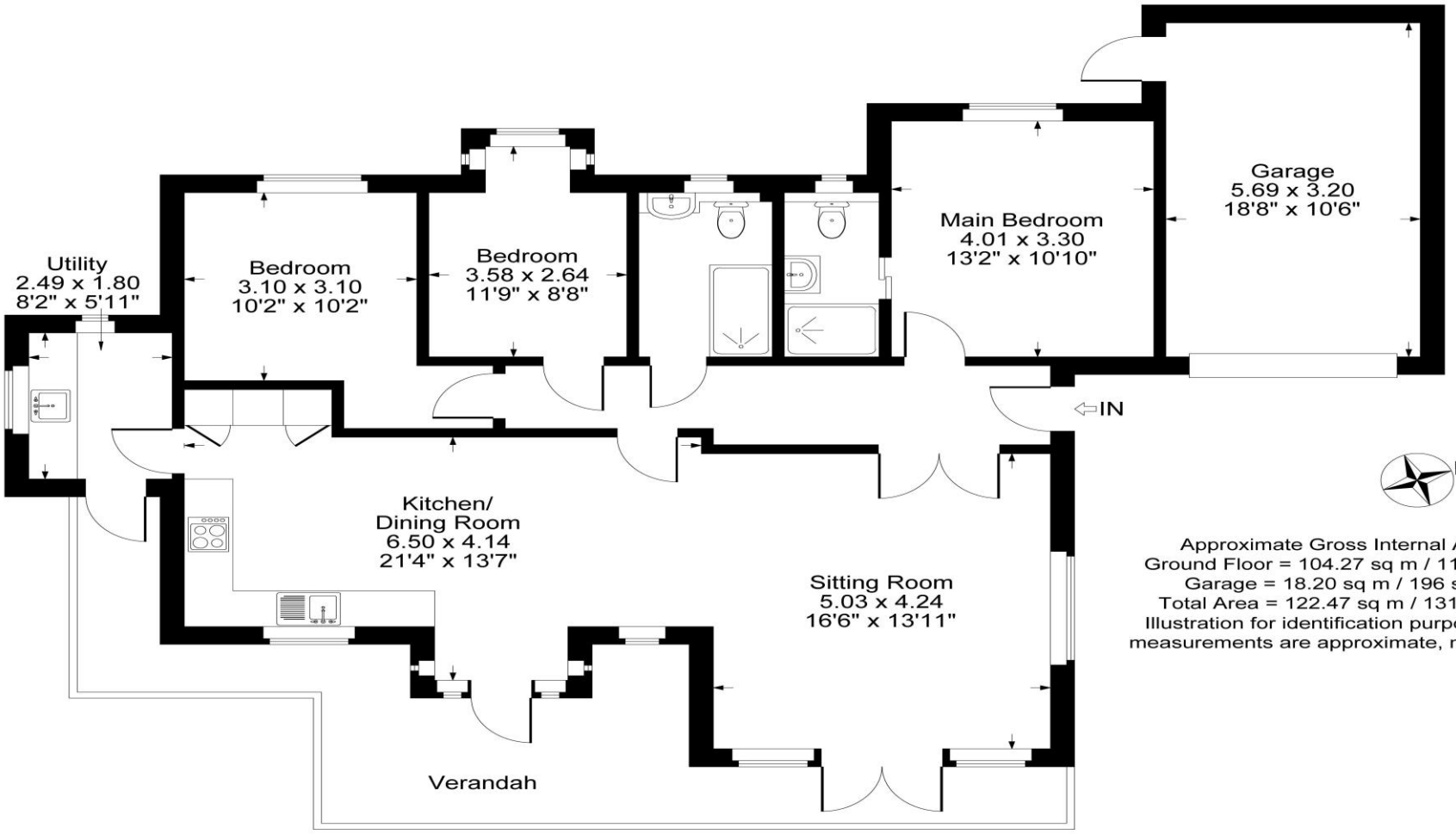
Buyers Purchase Fee:

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.









Approximate Gross Internal Area
Ground Floor = 104.27 sq m / 1122 sq ft
Garage = 18.20 sq m / 196 sq ft
Total Area = 122.47 sq m / 1318 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Mark David

ESTATE AGENTS

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

Branches also at: Banbury, Deddington & London

www.mark-david.co.uk
www.mayfairoffice.co.uk

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