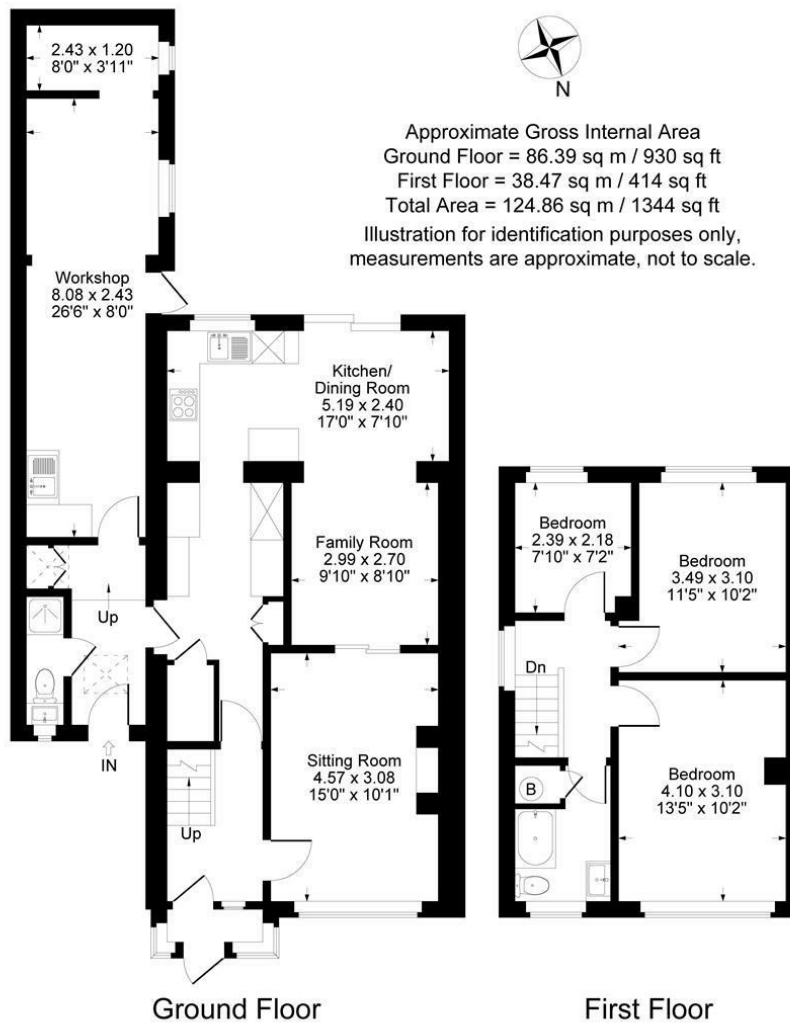


Park Road, Chipping Norton





A WELL-BALANCED THREE-BEDROOM HOME CLOSE TO CHIPPING NORTON TOWN CENTRE, FEATURING FLEXIBLE LIVING SPACE, A GENEROUS GARDEN, OFF-STREET PARKING, AND A VERSATILE WORKSHOP/STUDY AREA IDEAL FOR HOME WORKING OR CREATIVE USE.

The Property

A well-proportioned three-bedroom semi-detached home with a versatile workshop/study area, set within easy reach of Chipping Norton town centre and offering flexible living spaces, a beautiful rear garden, and off-street parking.

At the front of the property, a lawned garden and driveway lead to a covered porch, opening into a welcoming entrance hall with stairs to the first floor. To the right, the living room enjoys a large window to the front and a log-burning stove, creating a warm and comfortable setting.

Adjoining the living room is a flexible reception room—ideal as a dining area, study, or playroom—which in turn leads through to the kitchen/breakfast room at the rear. This bright and practical space is fitted with a Bosch double oven and induction hob, with space for a dishwasher, and opens onto the garden via patio doors for easy indoor/outdoor living. As the kitchen wraps around, it offers further worktop space, additional cupboards, and room for a fridge/freezer.

Beyond the kitchen is a side hallway with a WC/shower room, and a utility area with space for a washing machine. This in turn leads to a spacious workshop/study area, which includes a sink and external access to the garden—well suited to a range of uses. It is insulated, benefits from power and natural light, and provides an ideal space for home working, creative projects, or hobbies that benefit from a degree of separation and flexibility.

Upstairs, there are two double bedrooms, both with built-in wardrobes, and a single bedroom, all enjoying elevated views. A family bathroom completes the accommodation, with a shower over the bath.

Outside, the rear garden is a real highlight—well established and private, with a mix of patio, lawn, planted borders, a pond, and a garden shed. To the front, there is parking for two vehicles and a lawned garden featuring a striking red sumac tree, offering colour and privacy throughout the seasons.

Chipping Norton's wide range of amenities, including shops, cafés, schools, and transport links, are just a short walk away, making this a conveniently located and well-balanced home in a popular part of town.

The bustling historic wool town of Chipping Norton is situated on the edge of the Cotswold Hills between the University City of Oxford, Spa town of Cheltenham & Shakespeare's Stratford upon Avon. It has a range of shopping, social and business facilities including an excellent local theatre, sports centre with indoor pool, lido and a Community Hospital + Health Centre. A Station on the Paddington to Worcester rail line can be found at nearby Kingham in addition to a regular bus service from Chipping Norton to Oxford. Local leisure options include a sports club, tennis courts, and attractions like Soho Farmhouse and Daylesford Organic Farm within easy reach.

Situation



**1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146**

**10 Market Place
Chipping Norton
Oxfordshire
OX7 5NA
Telephone: 01608 644808**

Fairfax & Co is the trading style of Thomas Fairfax Limited
Registered in England No 07074456 Registered Office: 30 St Giles, Oxford, OX1 3LE
These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representations form any part of any offer or contract, and their accuracy cannot be guaranteed