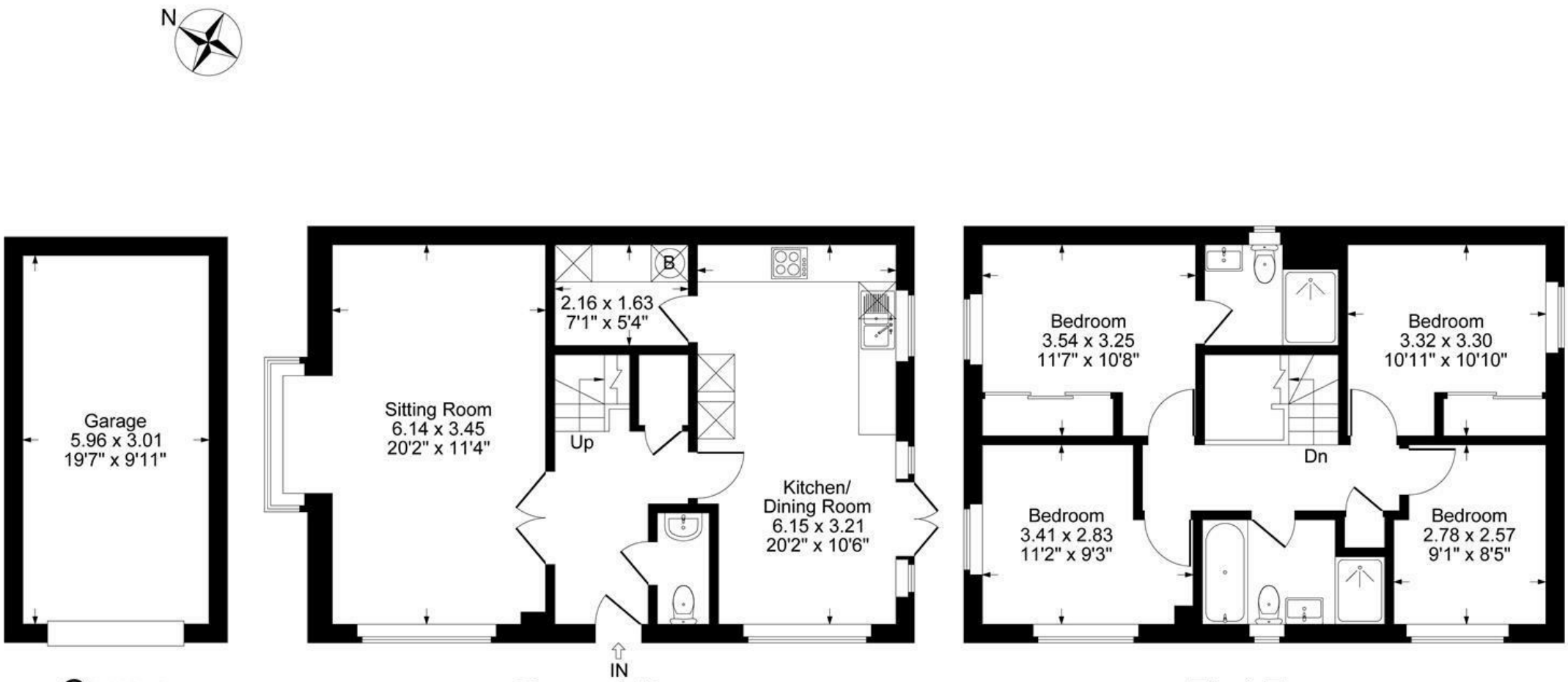


FAIRFAX & Co
ESTATE AGENTS

Scarsbrook Crescent, Chipping Norton



Garage

Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 57.51 sq m / 619 sq ft
First Floor = 55.99 sq m / 603 sq ft
Garage = 17.94 sq m / 193 sq ft
Total Area = 131.44 sq m / 1415 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Property Description
Situated on a popular modern development just off Banbury Road in Chipping Norton, this well-presented four-bedroom detached home was built in 2020 and offers spacious, well-arranged accommodation across two floors, together with a detached single garage, off-road parking and an attractive rear garden.

The ground floor opens into an entrance hall, providing access to the principal reception room and the kitchen/dining room. The sitting room is a particularly good size, and offers a comfortable space in which to relax. To the rear, the kitchen/dining room is also generously proportioned, with ample space for both fitted kitchen units and a dining table. A separate utility room provides additional space for laundry and household appliances, while a ground-floor cloakroom (WC) completes the accommodation on this level.

To the first floor are four bedrooms, offering flexibility for family members, guests or those requiring space to work from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the property enjoys a lawned rear garden with a patio area, providing space for outdoor seating and entertaining. There is also a detached single garage, measuring approximately 19'7" x 9'11", together with additional off-road parking to the rear.

Built in 2020, the property also benefits from the remaining years of its NHBC warranty, offering further reassurance to prospective purchasers. Combining modern accommodation, four bedrooms and practical outside space, this is an appealing home in a popular residential location within Chipping Norton.

Chipping Norton
Chipping Norton is a popular and historic market town situated on the edge of the Cotswolds, offering a good range of everyday amenities and facilities. The town centre provides a variety of independent shops, cafés, restaurants and public houses, together with supermarkets and other local services. Cultural and leisure facilities include the well-known Chipping Norton Theatre, a leisure centre and library.

The town is well placed for access to the surrounding Cotswold countryside, with a number of attractive villages and walking routes nearby. There are also good road connections to Oxford, Banbury, Moreton-in-Marsh and other surrounding towns, while nearby railway stations at Kingham and Charlbury provide services to Oxford and London Paddington. Banbury railway station also offers frequent direct services to London Marylebone, with journey times of under an hour on many services throughout the day, alongside ample parking at the station.

























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