

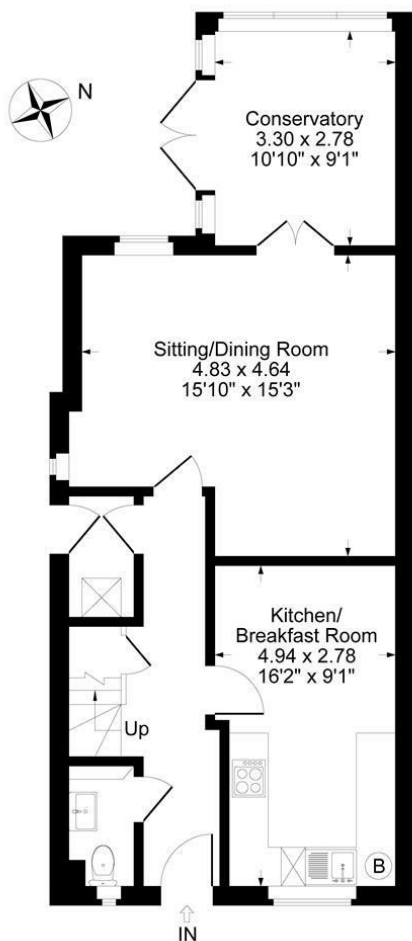
# Foxfield Court, Chipping Norton



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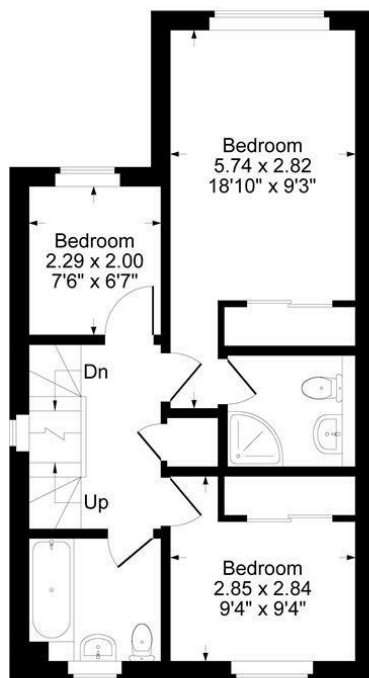
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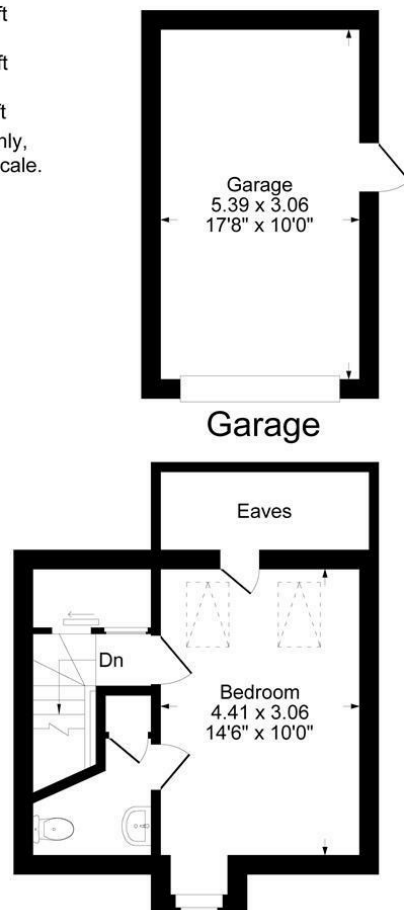


Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 58.05 sq m / 625 sq ft  
 First Floor = 43.68 sq m / 470 sq ft  
 Second Floor = 22.71 sq m / 245 sq ft  
 Garage = 16.49 sq m / 178 sq ft  
 Total Area = 140.93 sq m / 1518 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor



Second Floor



## **NESTLED WITHIN A SMALL DEVELOPMENT COMPLETED IN 2008, THIS FOUR-BEDROOM PROPERTY IS SITUATED WITHIN EASY REACH OF CHIPPING NORTON TOWN CENTRE.**

### **The Property**

You are greeted by a light and spacious entrance hall with stone flooring, underfloor heating, and access to the ground-floor WC. A separate utility space provides room for a washing machine, with side access on to the drive, ensuring practicality and convenience.

The modern kitchen, where the stone flooring continues, offers space for a table and boasts a well thought out layout with integrated dishwasher, gas hob and double oven and space for a fridge/freezer.

The living room, with its warm wooden flooring and natural light and electric fireplace serves as a comfortable and inviting space to relax. French doors lead into a delightful conservatory, complete with underfloor heating and thermal blinds for year-round use, where additional French doors open to the patio and west-facing garden, creating a wonderful flow for indoor-outdoor living.

The first floor comprises three well-proportioned bedrooms, including one with an ensuite shower room. A modern family bathroom serves the remaining bedrooms.

On the second floor, there is generously sized double bedroom with a double aspect, offering views and natural light. This room benefits from its own WC and convenient storage within the eaves.

### **Outside**

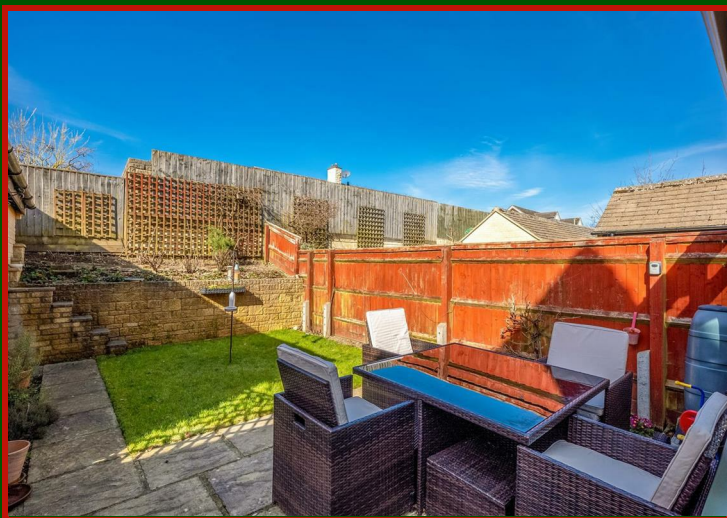
The property enjoys a maintained front garden with a lawn and planted borders, leading to a path and porch entrance. A driveway provides parking for two to three vehicles, complemented by a single garage with side access to the rear garden.

To the rear, the west-facing garden features a patio and lawn with well planted borders featuring strawberries, raspberries and herbs. The garden also includes side access to the garage. Viewing is highly recommended.

### **Situation**

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.



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