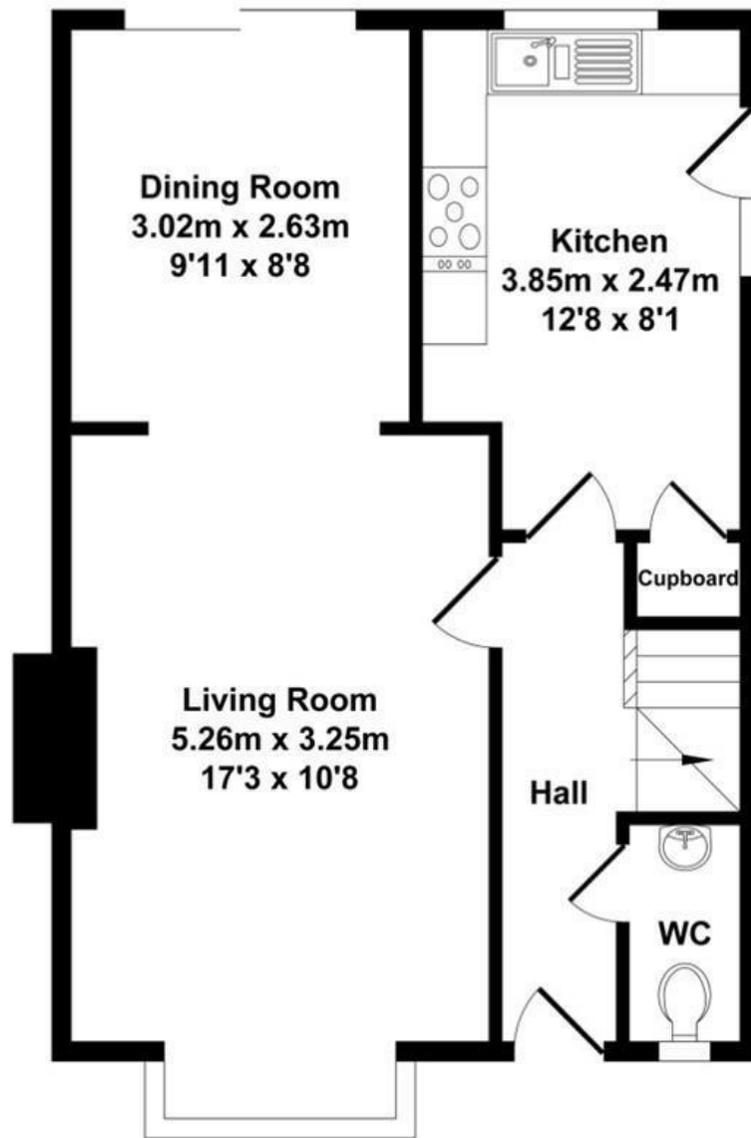


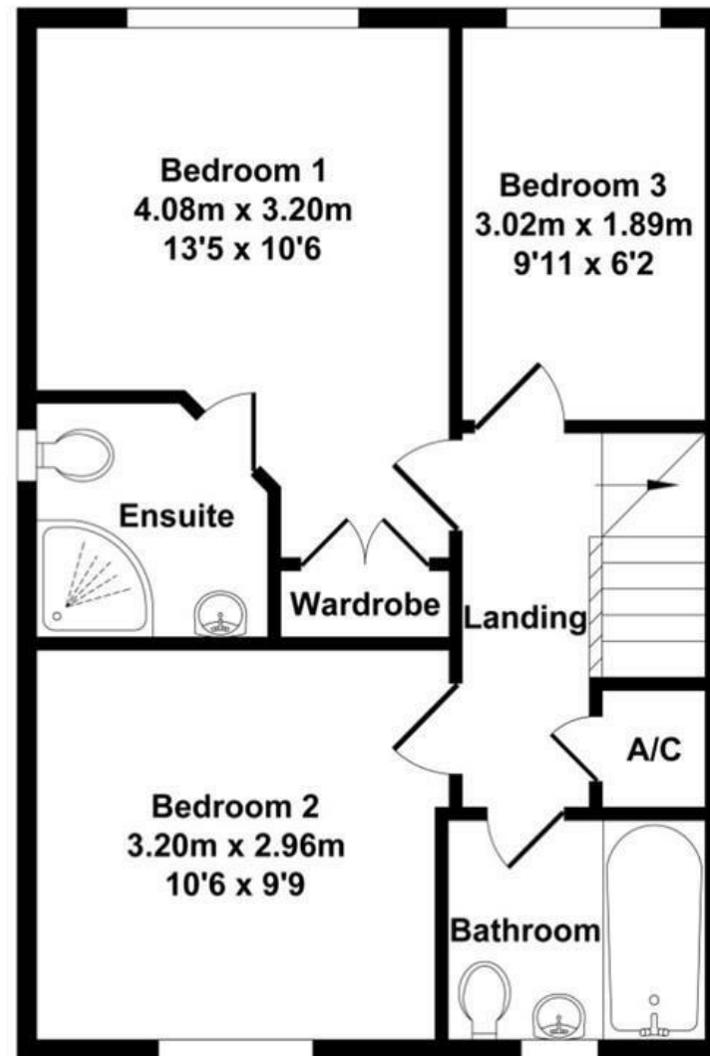


FAIRFAX
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ESTATE AGENTS

Wilcox Road, Chipping Norton



Ground Floor
 Approx. Floor Area 41.87 Sq.M.
 (451 Sq.Ft.)



First Floor
 Approx. Floor Area 40.50 Sq.M.
 (436 Sq.Ft.)



All items illustrated on this plan are included in the Total Approx. Floor Area 82.37 Sq.M. (887 Sq.Ft.)

The Property

A charming three-bedroom home situated in a popular road in Chipping Norton. This well-presented property offers comfortable living with a blend of character and practicality, perfect for families or professionals alike.

You are welcomed into a bright entrance hall, where a convenient WC is located. To the left, the inviting living room features a bay window that fills the space with natural light, complemented by a fireplace with an open fire. The adjoining dining room offers a seamless flow for entertaining, with patio doors leading directly to the garden.

The kitchen is well-equipped with an oven and gas hob, along with space for a fridge/freezer, washing machine, and dishwasher. A side door provides access to the garden and the single garage, adding to the home's practicality.

Upstairs, there are two generously sized double bedrooms, one of which benefits from an en-suite shower room. A third single bedroom provides flexibility, whether as a child's room, home office, or guest space. A family bathroom completes the first floor.

The rear garden offers a mix of patio, lawn, and a gravelled seating area. A rear door provides access to the garage, while the front of the property benefits from off-street parking for one vehicle and front access to the garage.

This delightful home is conveniently located close to local amenities, schools, and transport links, making it an excellent choice for those seeking a well-connected yet peaceful setting.

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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