

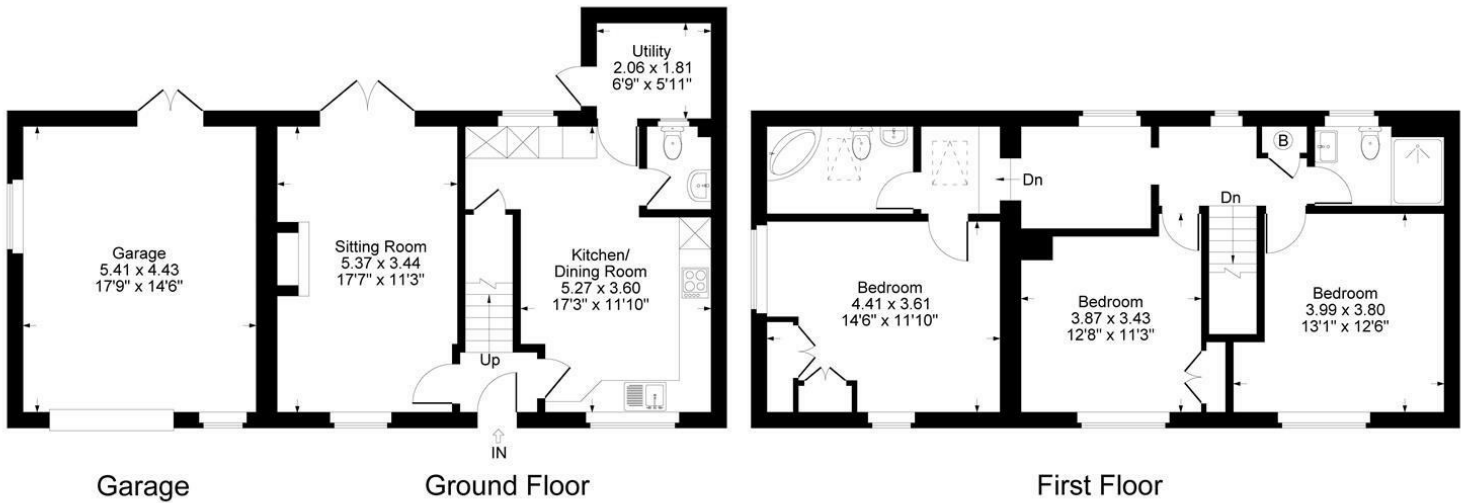
# Withers Way, Chipping Norton



**FAIRFAX**

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ESTATE AGENTS



Approximate Gross Internal Area  
Ground Floor = 48.65 sq m / 524 sq ft  
First Floor = 69.37 sq m / 747 sq ft  
Garage = 23.87 sq m / 257 sq ft  
Total Area = 141.89 sq m / 1528 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



# **THIS THREE-BEDROOM SEMI-DETACHED HOME IN CHIPPING NORTON OFFERS SPACIOUS INTERIORS, A PRIVATE GARDEN, AND POTENTIAL FOR FURTHER DEVELOPMENT (SUBJECT TO PLANNING PERMISSION), MAKING IT IDEAL FOR FAMILIES OR THOSE SEEKING A COMFORTABLE HOME.**

## **The Property**

Approached via a front garden with a pathway leading to the front door, this spacious home offers over 1,500 sq ft of versatile accommodation and exciting potential for further development. The existing garage and loft both offer scope for conversion or extension (subject to the necessary planning permission), making this a fantastic long-term opportunity. The entrance hall opens into the main living areas, including a generously sized, double-aspect living room filled with natural light. French doors lead out to the rear patio, and a log-burning stove brings warmth and character to the space. The kitchen/dining room is well-appointed, featuring a double Belfast sink, electric hob and oven, and ample storage. There is space for a dishwasher, washing machine, dryer, and fridge, making it highly practical for everyday life. Directly off the kitchen is a convenient WC and a separate utility room, with further storage space and access to the rear garden. Carpeted stairs rise to the first-floor landing, where there is room for a study area or additional storage. There are three generously sized bedrooms, a modern shower room, and a separate family bathroom. Two of the bedrooms feature built-in wardrobes, while the double-aspect third bedroom enjoys far-reaching views over Bliss Mill and the surrounding Oxfordshire countryside. Outside, the rear garden offers a patio, lawn, and a covered seating area – perfect for entertaining. It also includes space for a shed and enjoys a sense of privacy and security. A side path leads to the front of the property, where there is a well-maintained lawn, off-street parking for up to four vehicles, and a single garage. This well-presented home offers a superb blend of space, comfort, and future potential, all set within the picturesque surroundings of Chipping Norton. 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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