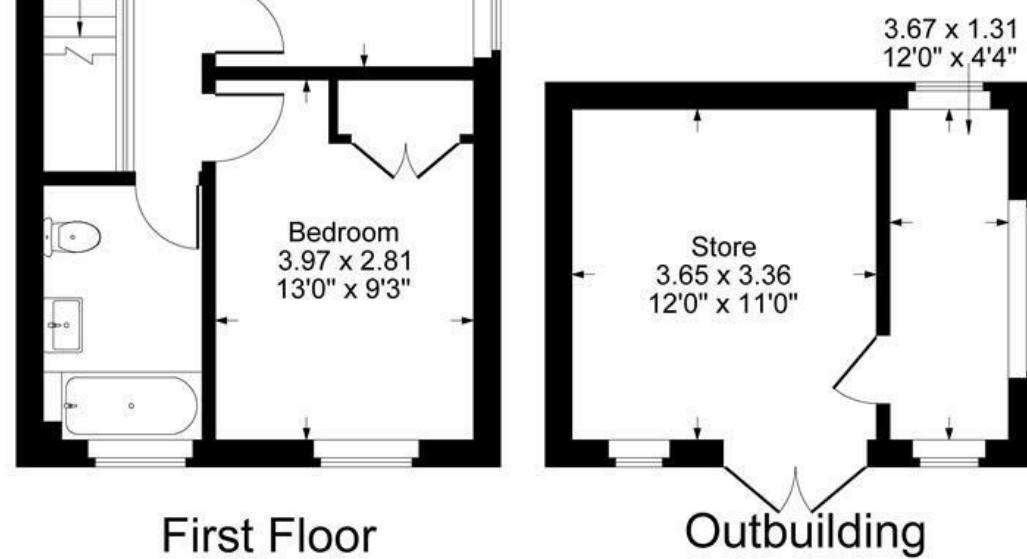
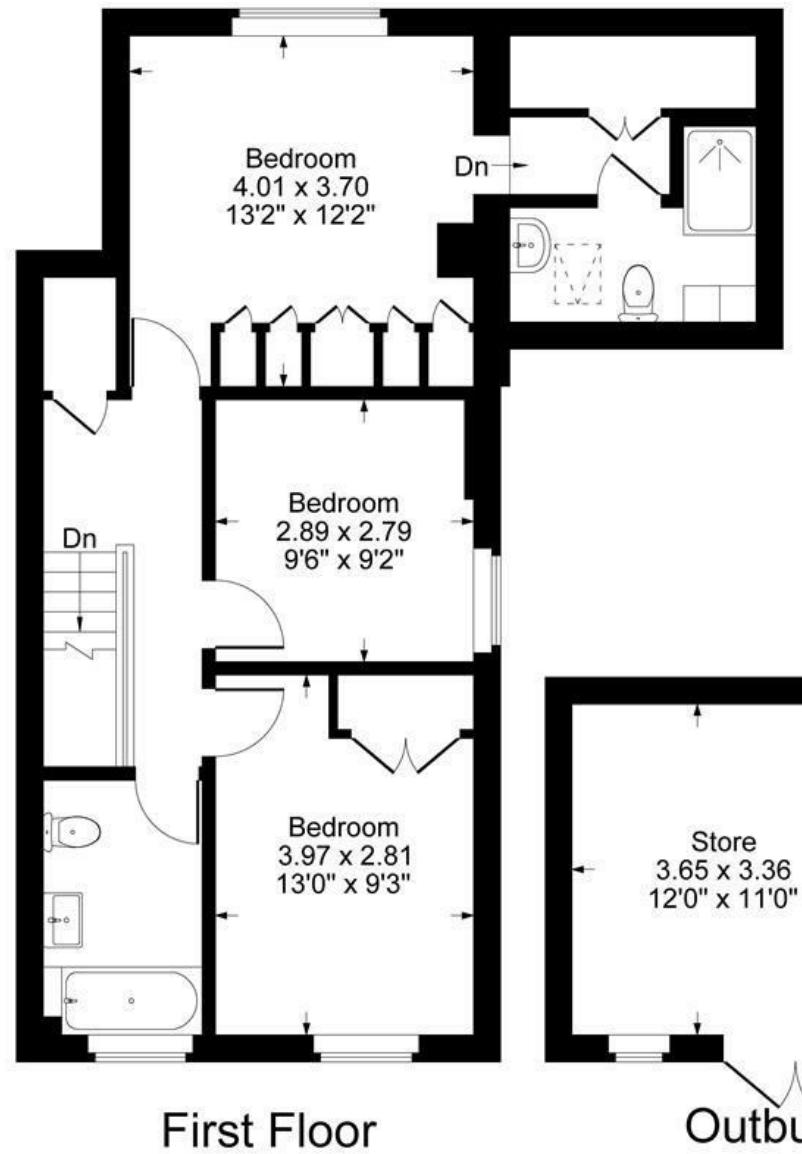
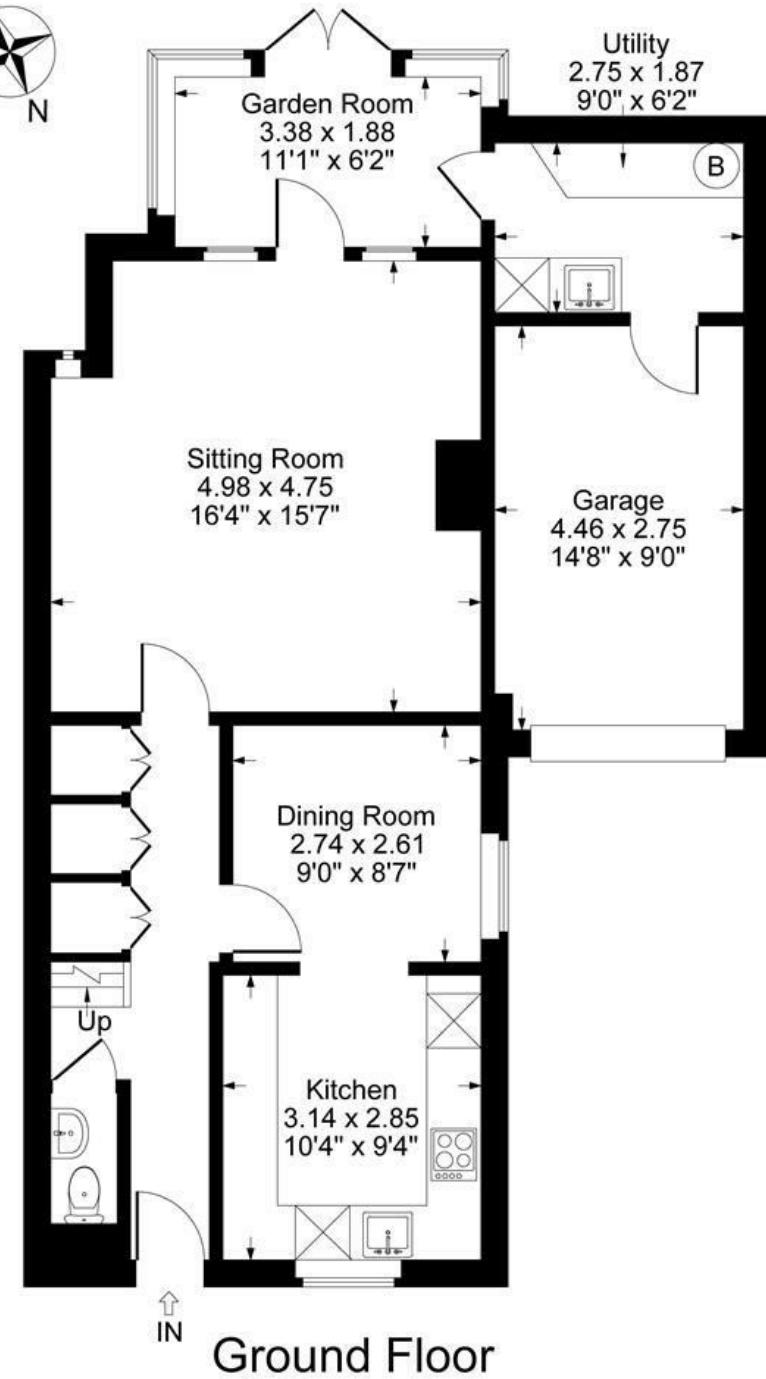




**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Wards Road, Chipping Norton



Approximate Gross Internal Area  
Ground Floor = 63.80 sq m / 687 sq ft  
First Floor = 59.71 sq m / 643 sq ft  
Garage = 12.26 sq m / 132 sq ft  
Outbuilding = 17.59 sq m / 189 sq ft  
Total Area = 153.36 sq m / 1651 sq ft

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

## **The Property**

A chain free perfectly proportioned home, set on a quiet residential cul de sac in Central chipping Norton, ideal for downsizers or as a first family purchase. This attractive three-bedroom, two-bathroom property has been recently renovated to a high standard throughout, including a full electrical upgrade, a new heating system, and new double glazing.

The modern kitchen features a dual-fuel hob and is designed for both style and practicality. All three bedrooms are generous doubles, with the principal bedroom benefiting from a contemporary en-suite bathroom. The welcoming sitting room is centred around a gas fire, creating a warm and comfortable living space. The property also, unusually for a modern home comes with plenty of storage spaces, easily enough for a growing family.

Outside, the property boasts a good-sized garden with a separate home office, offering excellent potential as a granny flat or additional living space. Further benefits include newly installed solar panels, a garage, and off-street parking.

A superb, move-in-ready home combining modern upgrades with flexible living options.

## **The 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.











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



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