





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.







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