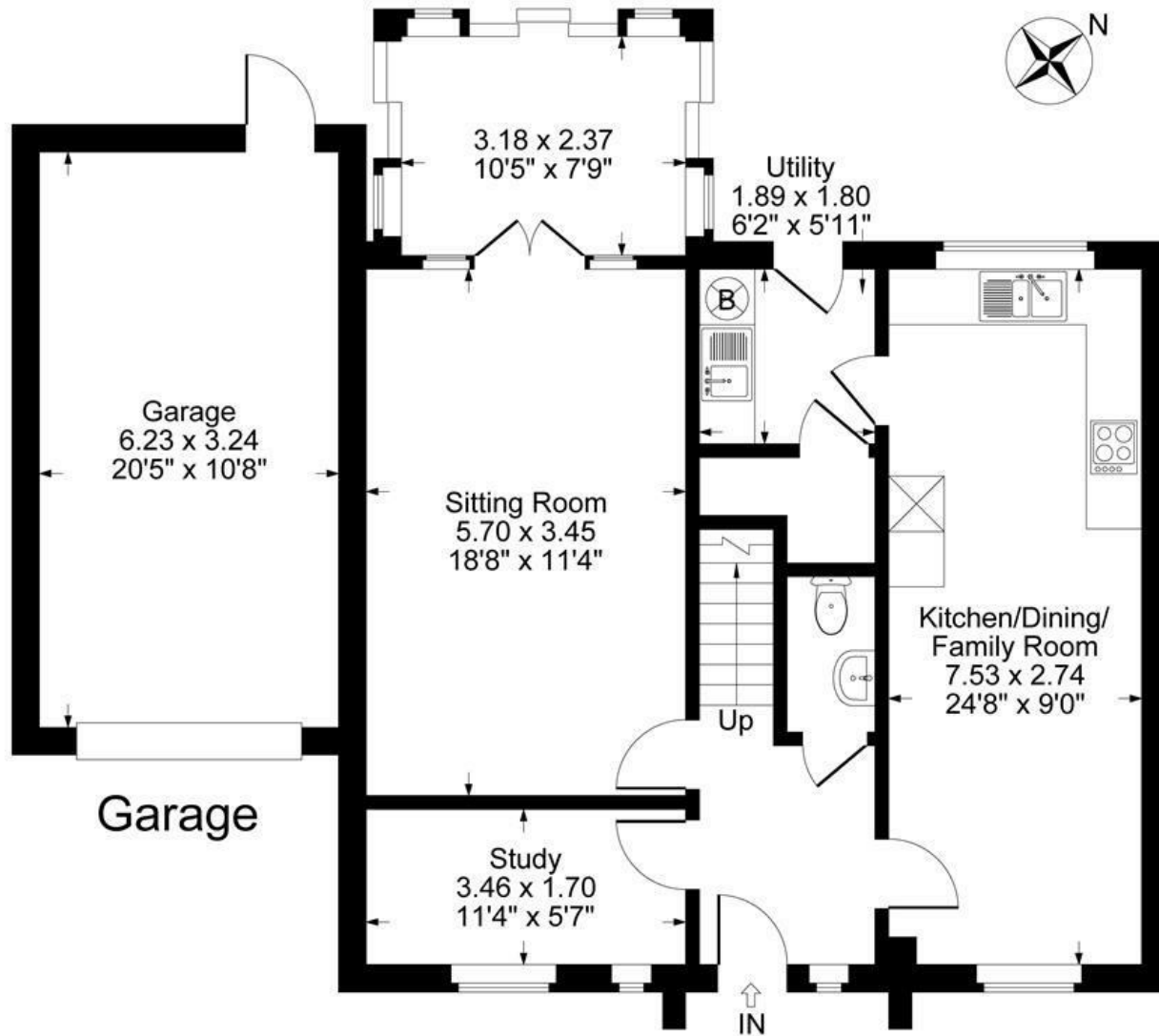




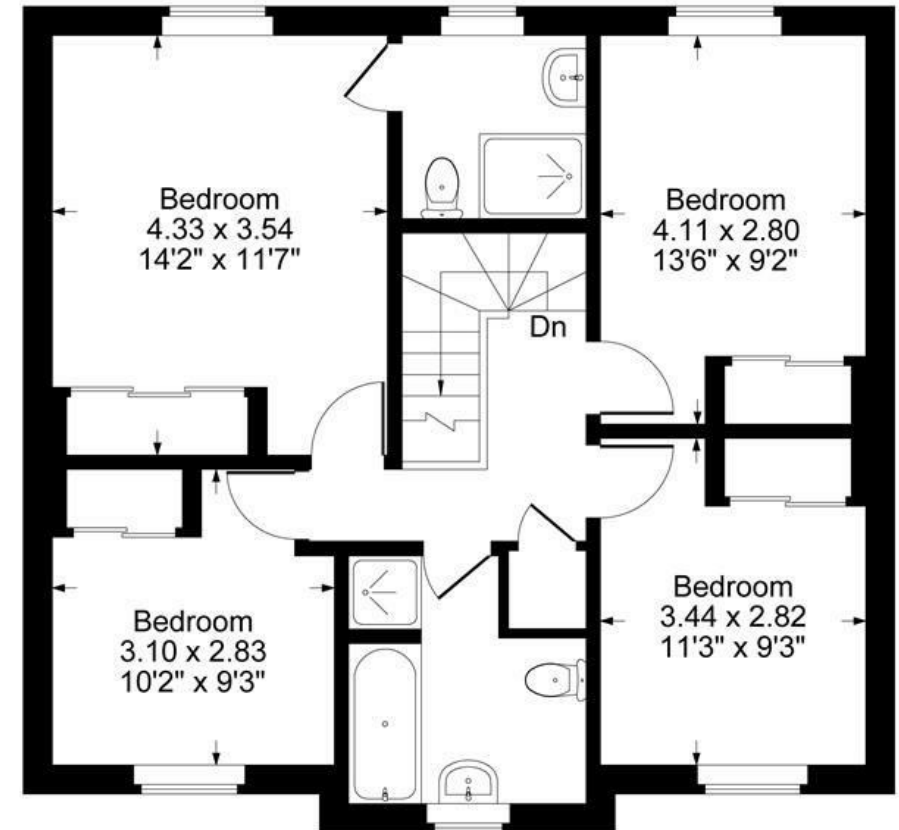
FAIRFAX
— & Co —
ESTATE AGENTS

Evans Way, Chipping Norton

Approximate Gross Internal Area
 Ground Floor = 71.01 sq m / 764 sq ft
 First Floor = 64.23 sq m / 691 sq ft
 Garage = 20.18 sq m / 217 sq ft
 Total Area = 155.42 sq m / 1672 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



First Floor

The Property

A well-presented detached family home enjoying wonderful countryside views and a peaceful position on the edge of Chipping Norton.

The front door opens into a bright and spacious entrance hall with a cloakroom and WC. To one side is a generous study with dual windows looking out to open fields – an ideal space for working from home. On the opposite side, the kitchen and dining room enjoy a double aspect with views to the countryside at the front and the garden to the rear. The kitchen includes a double AEG oven, AEG gas hob, and space for a family dining table, with a door leading through to the utility room with sink, appliance space and garden access.

The living room is a bright and welcoming space featuring an electric fireplace and double glass doors leading to the enclosed veranda. With sliding glass doors opening out to the garden, the veranda provides a lovely spot to enjoy the outlook during the fair-weather months.

Upstairs are four well-proportioned bedrooms, all with built-in wardrobes and attractive views over either the garden or surrounding countryside. The principal bedroom benefits from an ensuite shower room, and there is also a family bathroom with bath and separate shower.

The rear garden is well arranged, with a patio area directly outside the back door leading to a stone path that runs through the centre of the lawn to a raised decking area at the far end – a pleasant spot for outdoor seating. The garden is framed by well-planted borders and includes access to the rear of the single garage, a side gate and a bin store. To the front, there is off-street parking, a pretty garden, and vehicle access to the garage.

Situation

Chipping Norton is a historic wool town on the edge of the Cotswolds, with a range of shopping, leisure, and cultural facilities including a theatre, sports centre with indoor pool, lido, and a community hospital. The town offers easy access to Oxford, Cheltenham, and Stratford-upon-Avon, with rail links from nearby Kingham and regular bus services to Oxford. Local leisure options include a sports club, tennis courts, and attractions such as Soho Farmhouse and Daylesford Organic Farm, all within easy reach.







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

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