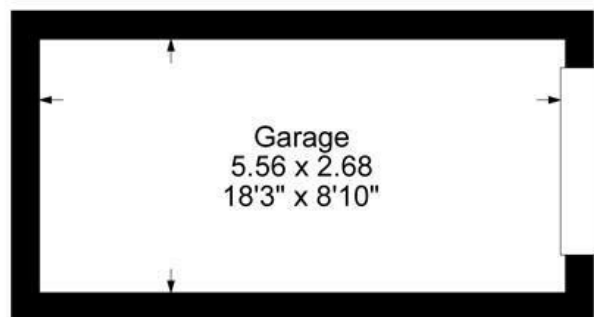




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Coopers Square, Chipping Norton





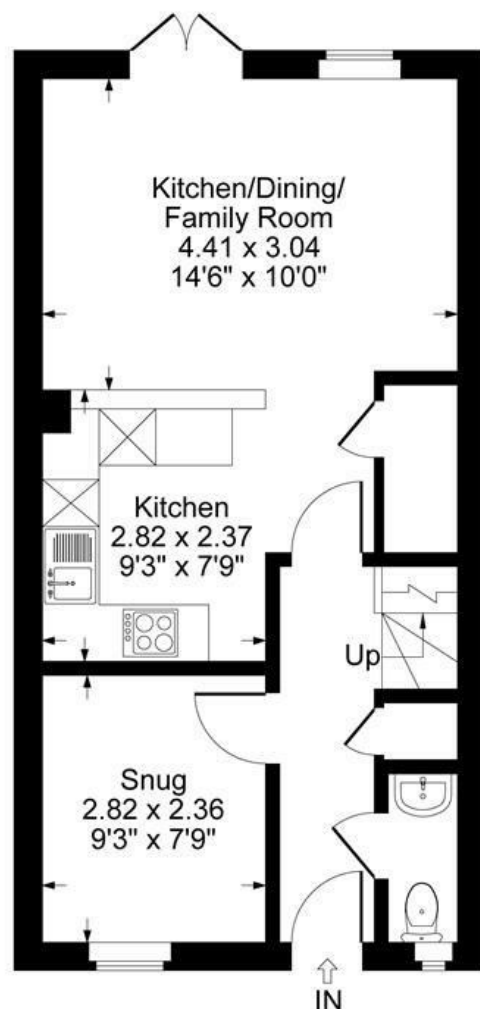
Garage



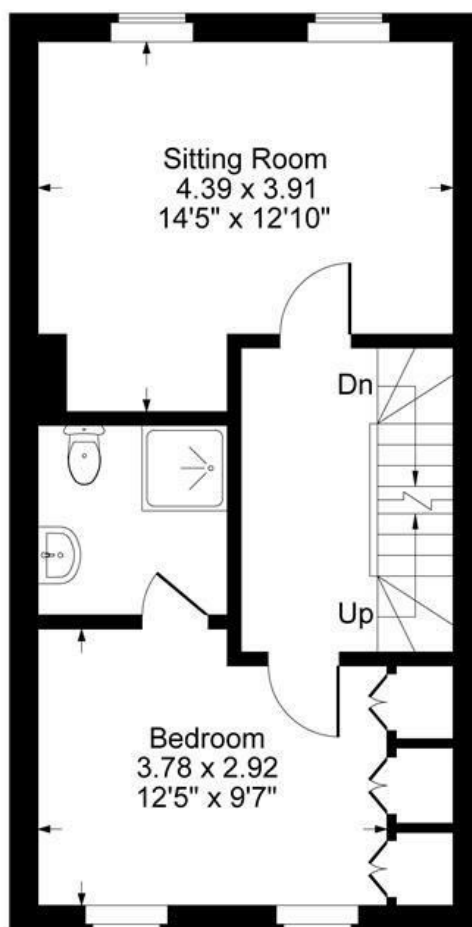
Denotes restricted head height

Approximate Gross Internal Area  
Ground Floor = 40.08 sq m / 431 sq ft  
First Floor = 40.08 sq m / 431 sq ft  
Second Floor = 34.98 sq m / 377 sq ft  
Garage = 14.90 sq m / 160 sq ft  
Total Area = 130.04 sq m / 1399 sq ft

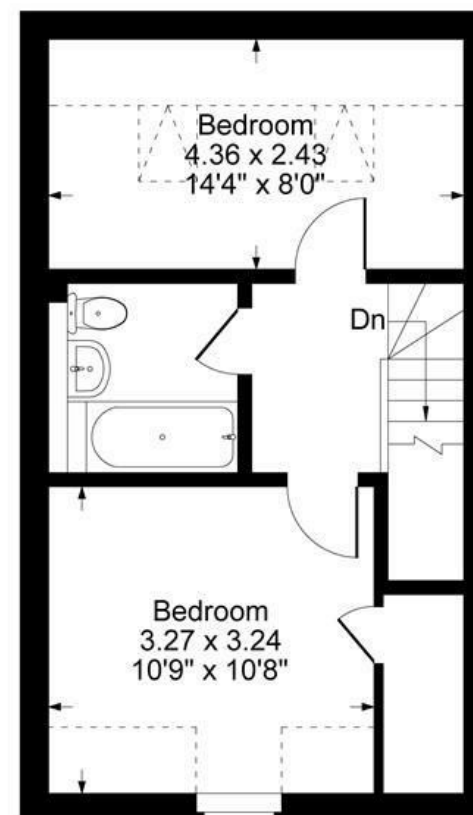
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor



Second Floor

### **The Property**

A beautifully presented three-storey, three double bedroom home set within a Regency-style square in the heart of Chipping Norton.

Constructed in classic Cotswold stone, this modern townhouse blends period elegance with contemporary living. Arranged over three floors, the property offers generous and versatile accommodation ideal for modern family life.

The ground floor features a welcoming entrance hall with a downstairs cloakroom, dedicated office space, and a spacious open-plan kitchen/living/dining area. This light-filled space opens directly onto a well designed terraced garden with decking seating area and large patio, perfect for entertaining and outdoor living. On the first floor is a formal sitting room alongside the principal bedroom, which benefits from a stylish en suite bathroom. The second floor comprises two further double bedrooms and a well-appointed family bathroom.

The property further benefits from off-street parking both within the square and directly in front of the generous garage. Situated centrally within Chipping Norton, the home enjoys easy access to local amenities while being set in an attractive and peaceful square.

### **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 Kington 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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