



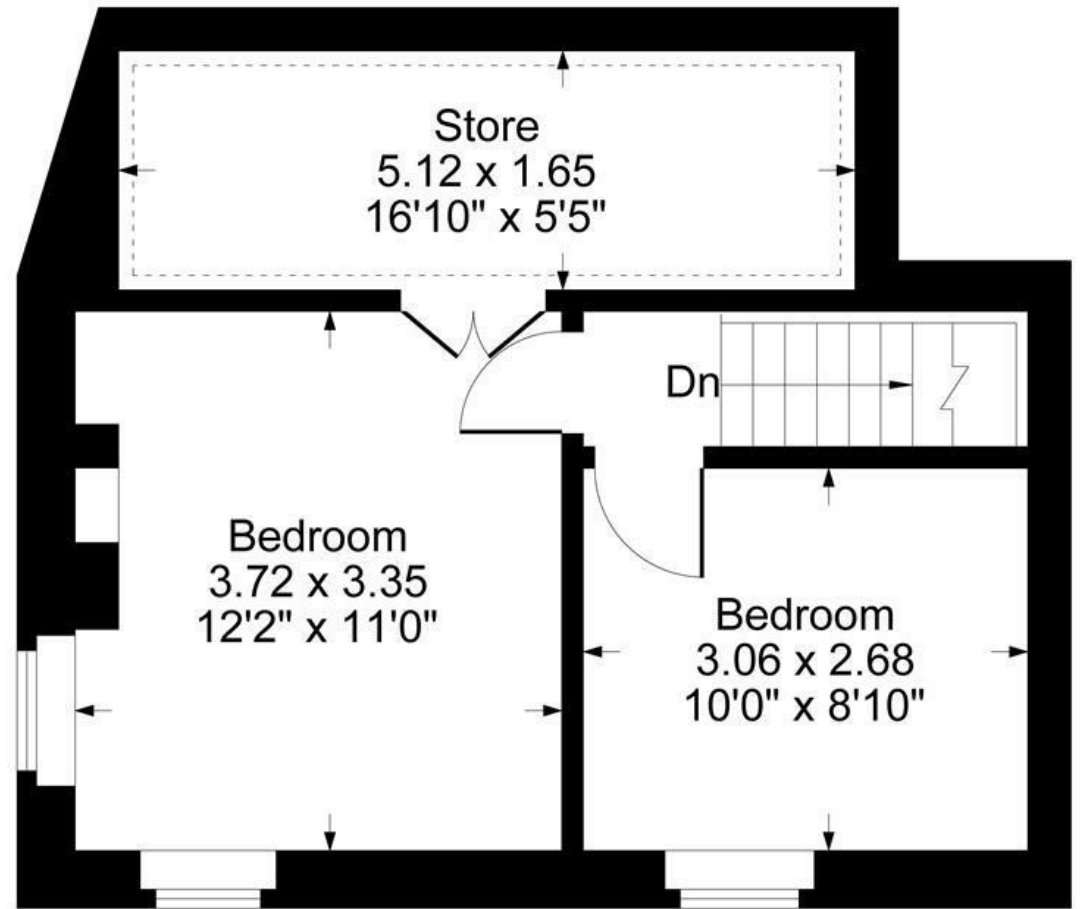
**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Church St, Chipping Norton





**Ground Floor**



**First Floor**



Denotes restricted head height

Approximate Gross Internal Area  
 Ground Floor = 32.49 sq m / 350 sq ft  
 First Floor = 33.43 sq m / 360 sq ft  
 Total Area = 65.92 sq m / 710 sq ft

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

## **The Property**

Nestled in the heart of Chipping Norton on Church Street, this charming two-bedroom house offers a delightful blend of modern living and traditional character. Recently renovated to a high standard, the property boasts two spacious double bedrooms, each designed to provide comfort and tranquillity. The double aspect windows allow natural light to flood the rooms, creating a warm and inviting atmosphere throughout.

The sitting room is the perfect place to unwind and relax in front of the fire also offering a separate area for a dining table or office space. Lastly the beautiful and tastefully designed kitchen is truly the heart of the home, with new appliances.

Situated in a central location, this home is perfectly positioned to enjoy the vibrant community and amenities that Chipping Norton has to offer. With no onward chain, the property presents an excellent opportunity for both first-time buyers and investors alike. For those considering the potential for short-term rentals, Airbnb figures are readily available to any prospective purchaser, highlighting the property's appeal in the rental market.

This house is not just a place to live; it is a lifestyle choice, offering the perfect balance of modern convenience and local charm. Whether you are looking to settle down or invest, this property is a must-see.

## **The Situation**

At 700ft, Chipping Norton is the highest town in Oxfordshire and was once an important centre of the medieval wool trade (the word 'Chipping' means market). The elegant town centre bears testimony to its prosperous heritage. Nowadays, 'Chippy' as it is affectionately known, offers a diverse range of shops, ranging from proprietor owned specialist shops through to many of the most familiar High Street names. There are several places of worship, a cosmopolitan range of restaurants, schooling for all ages, as well as a fine sports centre that has an indoor pool. In addition to a hospital, Chipping Norton is proud of its little theatre that also doubles as a cinema. Church Street itself is a very quiet Cul De Sac that leads to St Mary's Church, parts of which date back to the 11th century.















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