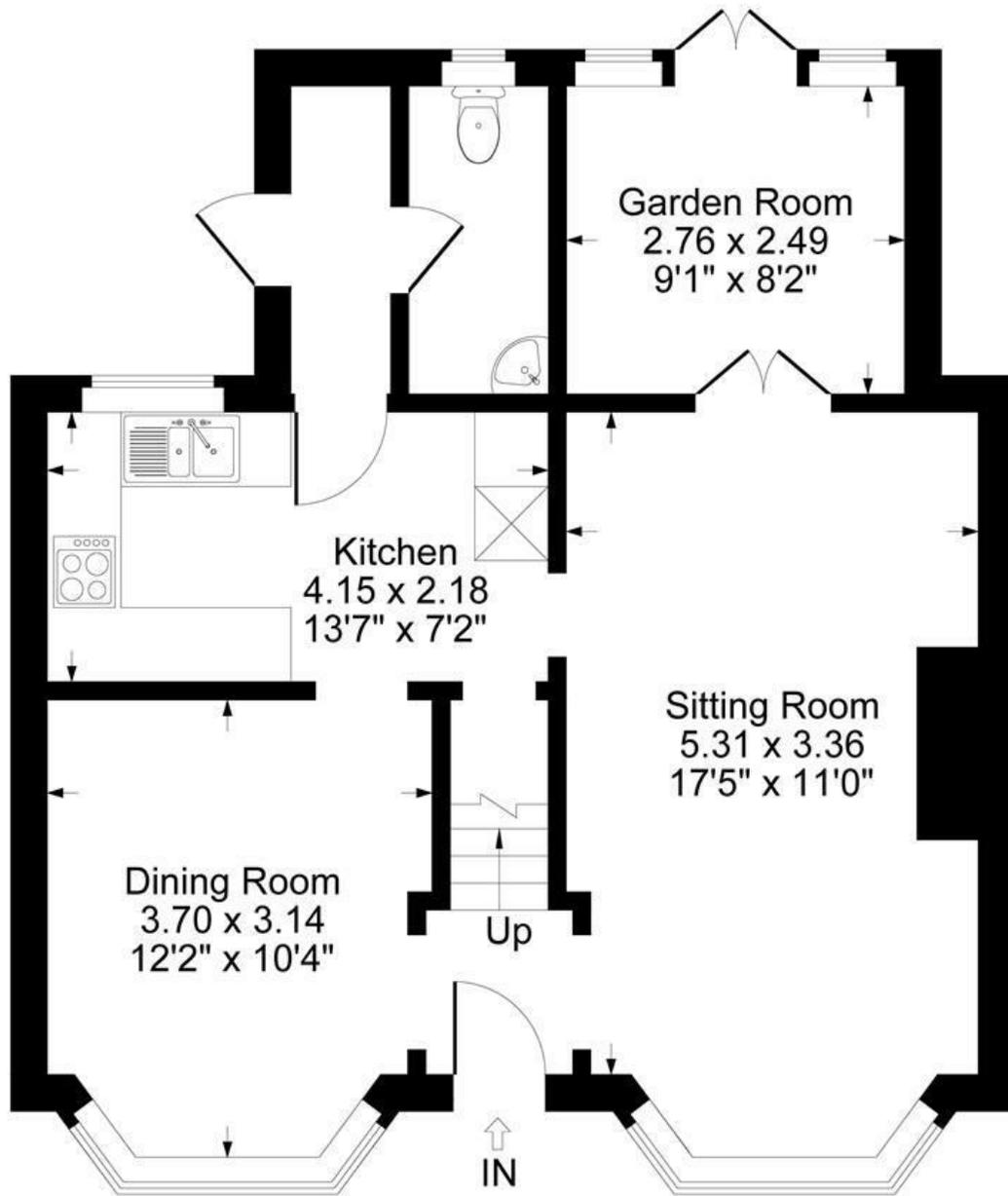


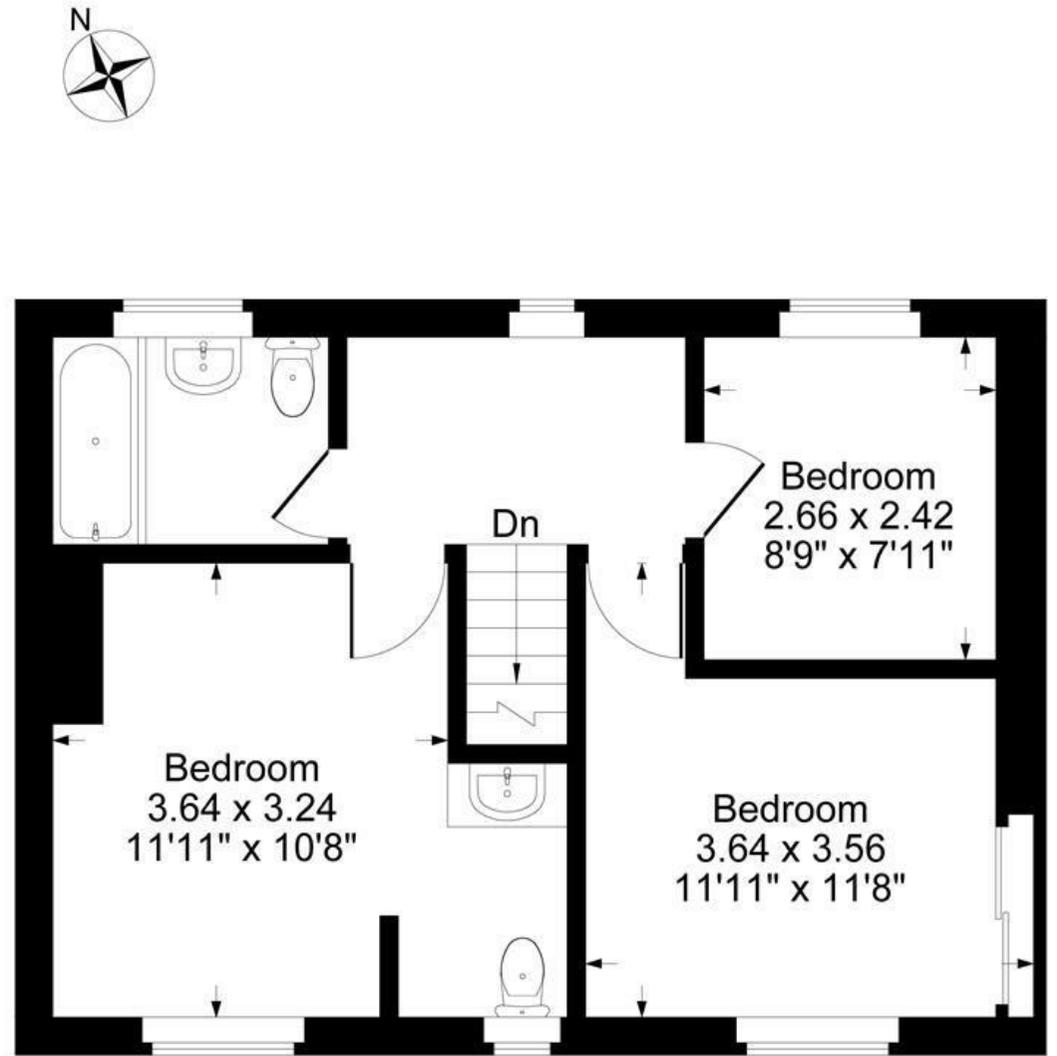


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ESTATE AGENTS

The Green, Chipping Norton



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 56.64 sq m / 610 sq ft  
 First Floor = 40.68 sq m / 438 sq ft  
 Total Area = 97.32 sq m / 1048 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## **The Property**

Unique opportunity. A three bedroom semi detached Victorian home with planning permission to increase by almost 50% in central Chipping Norton.

A rare and exciting opportunity to acquire a three-bedroom semi detached home in the heart of Chipping Norton, complete with off-street parking and planning permission in place to extend by approximately 495 sq ft.

The existing accommodation is already generously proportioned, offering three bedrooms and two bathrooms, alongside a spacious sitting room, large dining room well-sized kitchen, and garden room. The layout provides comfortable family living as it stands, while also presenting significant scope to enhance and reconfigure to suit modern lifestyles.

Externally, the property benefits from a large rear garden and two off-street parking spaces, a valuable feature in such a central location.

Whether you are seeking a development opportunity or a long-term family home with the potential to grow, this property offers exceptional versatility in a highly desirable Cotswold market town setting.

## **The Situation**

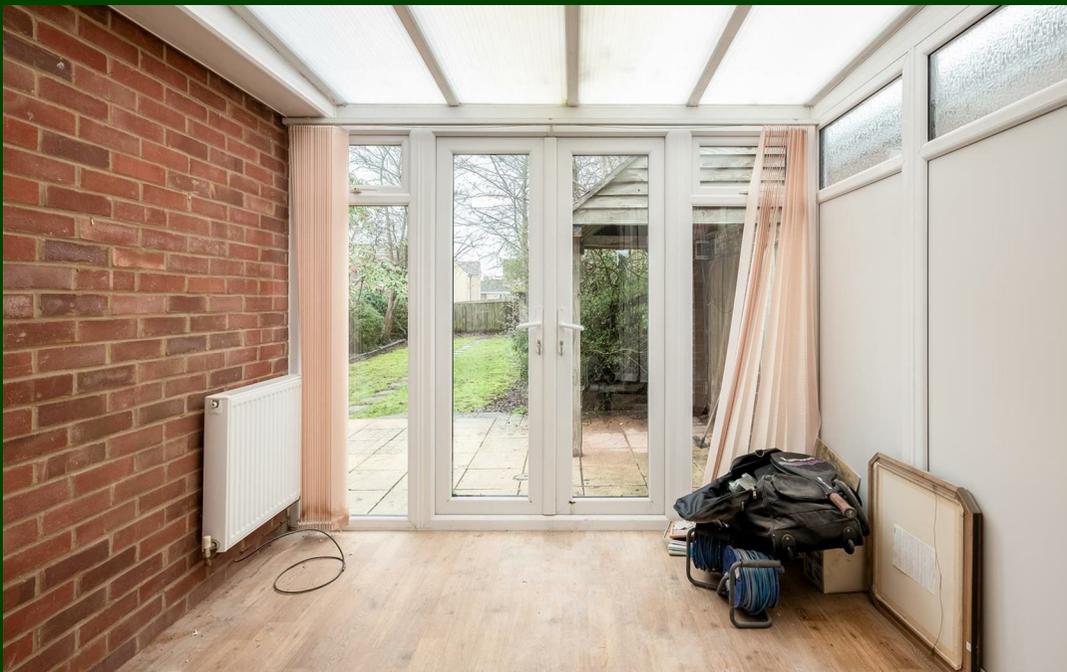
The bustling historic wool town of Chipping Norton is situated on the edge of the Cotswold Hills between the University City of Oxford, Spa town of Cheltenham & Shakespeare's Stratford upon Avon. It has a range of shopping, social and business facilities including an excellent local theatre, sports centre 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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