

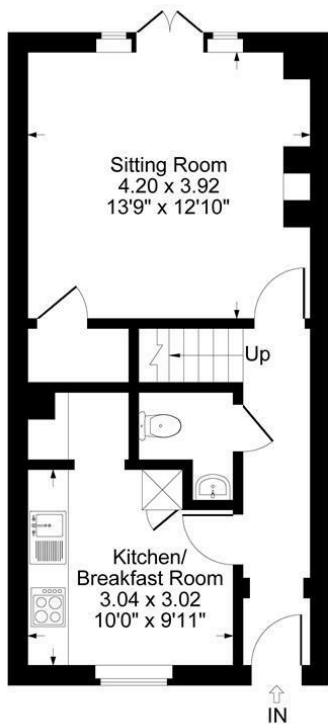
# London Road, Chipping Norton



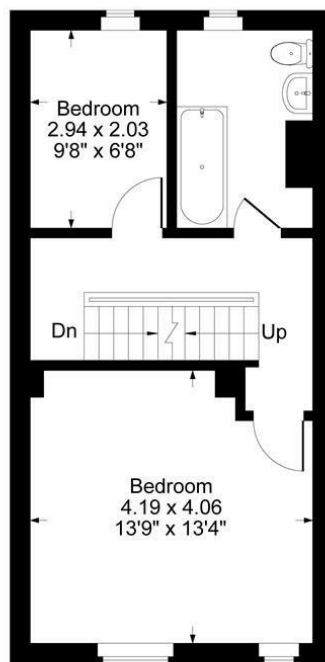
**FAIRFAX**

— & Co —

ESTATE AGENTS

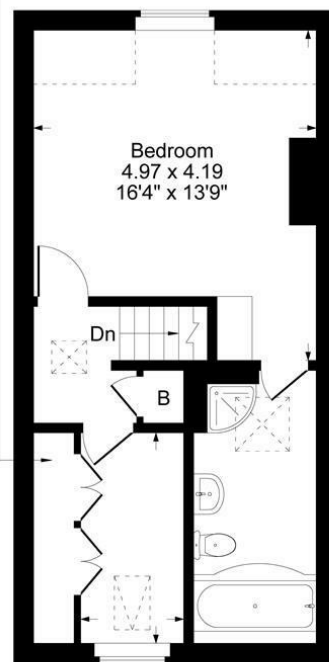


Ground Floor



First Floor

Study  
3.13 x 1.53  
10'3" x 5'0"



Second Floor

Approximate Gross Internal Area  
Ground Floor = 38.30 sq m / 412 sq ft  
First Floor = 38.30 sq m / 412 sq ft  
Second Floor = 38.30 sq m / 412 sq ft  
Total Area = 114.90 sq m / 1236 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



---

## **A WELL-PRESENTED THREE-STOREY TOWNHOUSE IN CENTRAL CHIPPING NORTON, WITH A PRIVATE GARDEN, OFF-STREET PARKING, AND FLEXIBLE LIVING SPACE.**

### **The Property**

Just a short stroll from the centre of Chipping Norton, 16B London Road is a smartly arranged townhouse offering light-filled, flexible living over three floors, with the benefit of off-street parking and a private patio garden.

The ground floor opens with a welcoming entrance hall leading to a well-equipped kitchen with tiled flooring, integrated fridge freezer, dishwasher, gas hob and electric oven. A useful pantry cupboard houses the washing machine, and there is also a downstairs WC.

At the rear, the living room is a comfortable and inviting space, featuring a log-burning stove, built-in shelving, under-stairs storage, and double doors that open onto the garden — ideal for relaxed everyday living.

Upstairs, the first floor offers two generous bedrooms and a family bathroom with a shower over the bath. The principal bedroom occupies the top floor and includes an ensuite bathroom with separate bath and shower, along with a study and airing cupboard.

The rear garden is paved for low maintenance, with a gate leading to two allocated off-street parking spaces. A private storage cupboard is also included in a shared outbuilding.

### **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.



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

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

Fairfax & Co is the trading style of Thomas Fairfax Limited  
Registered in England No 07074456 Registered Office: 30 St Giles, Oxford, OX1 3LE  
These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representations form any part of any offer or contract, and their accuracy cannot be guaranteed