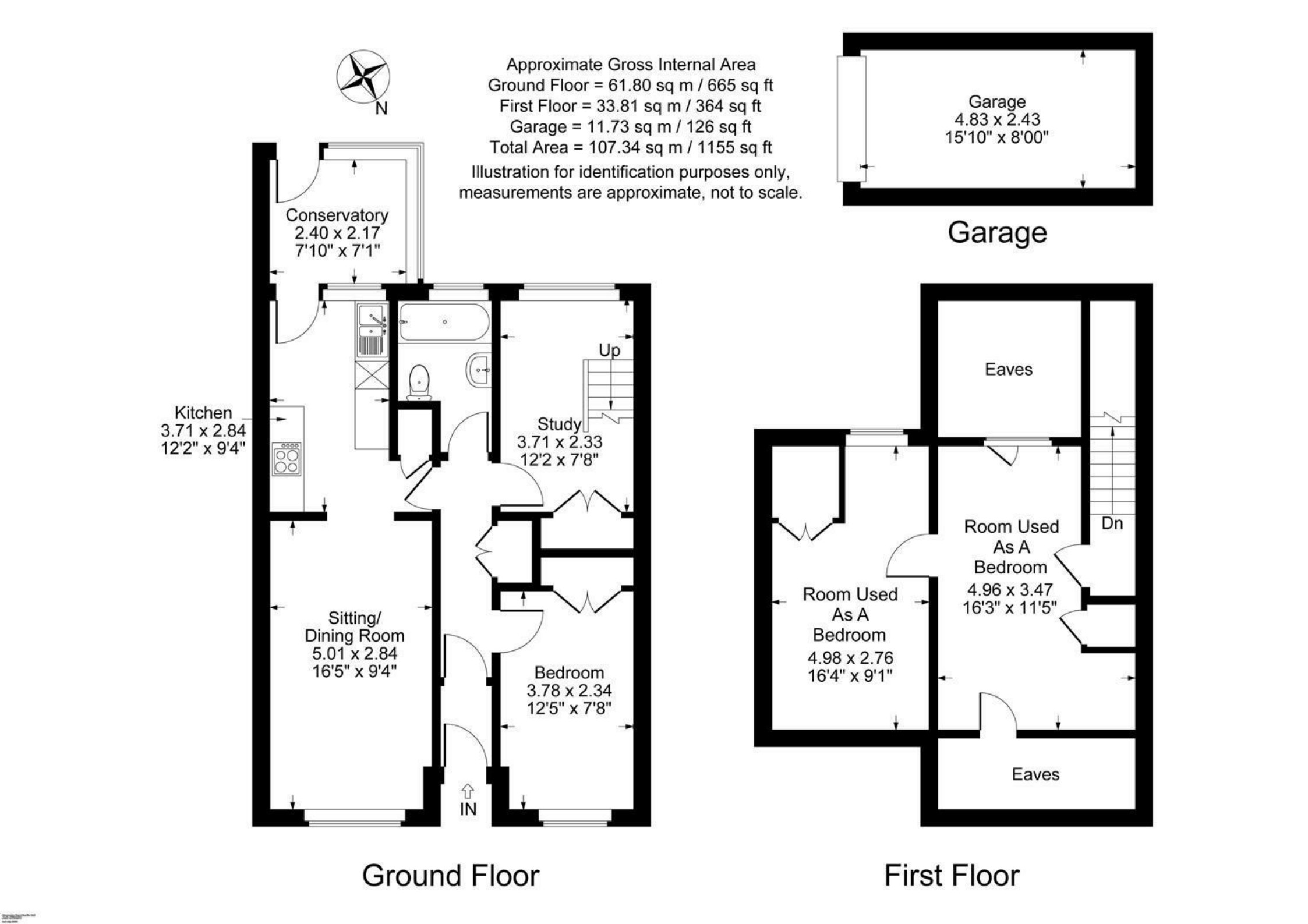


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ESTATE AGENTS

Hitchmans Drive, Chipping Norton


N
Approximate Gross Internal Area
Ground Floor = 61.80 sq m / 665 sq ft
First Floor = 33.81 sq m / 364 sq ft
Garage = 11.73 sq m / 126 sq ft
Total Area = 107.34 sq m / 1155 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.
Garage
4.83 x 2.43
15'10" x 8'00"
Garage
Conservatory
2.40 x 2.17
7'10" x 7'1"
Up
Kitchen
3.71 x 2.84
12'2" x 9'4"
Study
3.71 x 2.33
12'2 x 7'8"
Sitting/
Dining Room
5.01 x 2.84
16'5" x 9'4"
Bedroom
3.78 x 2.34
12'5" x 7'8"
IN
Ground Floor
Eaves
Room Used
As A
Bedroom
4.98 x 2.76
16'4" x 9'1"
Room Used
As A
Bedroom
4.96 x 3.47
16'3" x 11'5"
Dn
Eaves
First Floor

Property Description
Situated in a convenient central location just a short walk from the heart of Chipping Norton, this well-presented dormer bungalow offers flexible and versatile accommodation arranged over two floors, together with low-maintenance gardens and a detached single garage.

The property is entered via an entrance hall which provides access to the principal ground floor accommodation. To the front is a spacious sitting/dining room, and to the rear is a fitted kitchen which leads through to a conservatory, enjoying views over the garden and providing an additional reception area.

Also located on the ground floor is a bedroom, which could alternatively be used as a study, hobby room or additional reception space. This is complemented by a family bathroom and a separate study, formerly a bedroom, which also provides stairs rising to the first floor.

To the first floor are two further rooms, comprising a bedroom and an adjoining additional room, offering flexibility as a child's bedroom, guest accommodation or home office.

Externally, the property benefits from low-maintenance front and rear gardens, predominantly laid to lawn, providing attractive outdoor space with ease of upkeep. A detached single garage offers useful storage and parking.

Conveniently positioned approximately five minutes' walk from Chipping Norton town centre, the property enjoys easy access to the town's excellent range of amenities, making it an ideal home for those seeking both convenience and flexible living accommodation.

Location
Chipping Norton is one of the most desirable market towns in the Cotswolds, renowned for its historic charm, attractive stone architecture, and excellent range of amenities. Situated within the beautiful Oxfordshire countryside, the town offers a vibrant community atmosphere combined with the convenience of everyday services.

The bustling town centre provides an excellent selection of independent shops, supermarkets, cafés, restaurants, traditional pubs, healthcare facilities, and leisure amenities. Chipping Norton is also home to a popular theatre, sports centre, and a range of well-regarded schools.

The surrounding Cotswold countryside offers an abundance of scenic walking routes, cycling opportunities, and picturesque villages, making the area particularly attractive to those seeking an active outdoor lifestyle.

The property is ideally positioned approximately five minutes' walk from the town centre, allowing residents to enjoy easy access to local amenities without the need for a car. Nearby transport links provide convenient access to Oxford, Banbury, Stratford-upon-Avon, and Cheltenham, while rail services from nearby Kingham and Banbury offer direct connections to London and beyond.

Combining excellent amenities with stunning countryside surroundings, Chipping Norton continues to be one of the most sought-after locations within the Cotswolds.

























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