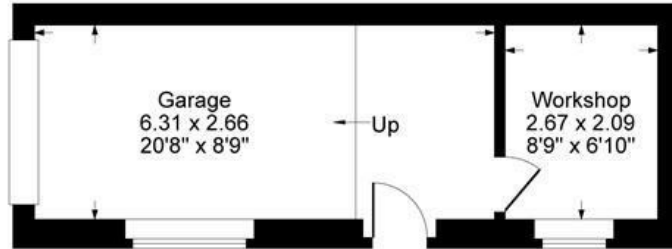




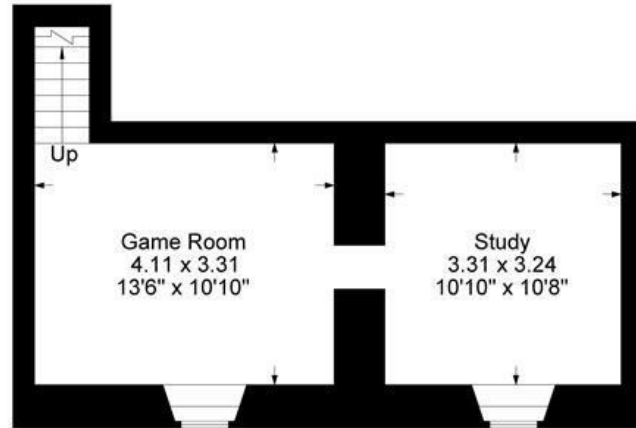
**FAIRFAX**  
— & Co —  
ESTATE AGENTS

**Blenheim Terrace, Chipping Norton**

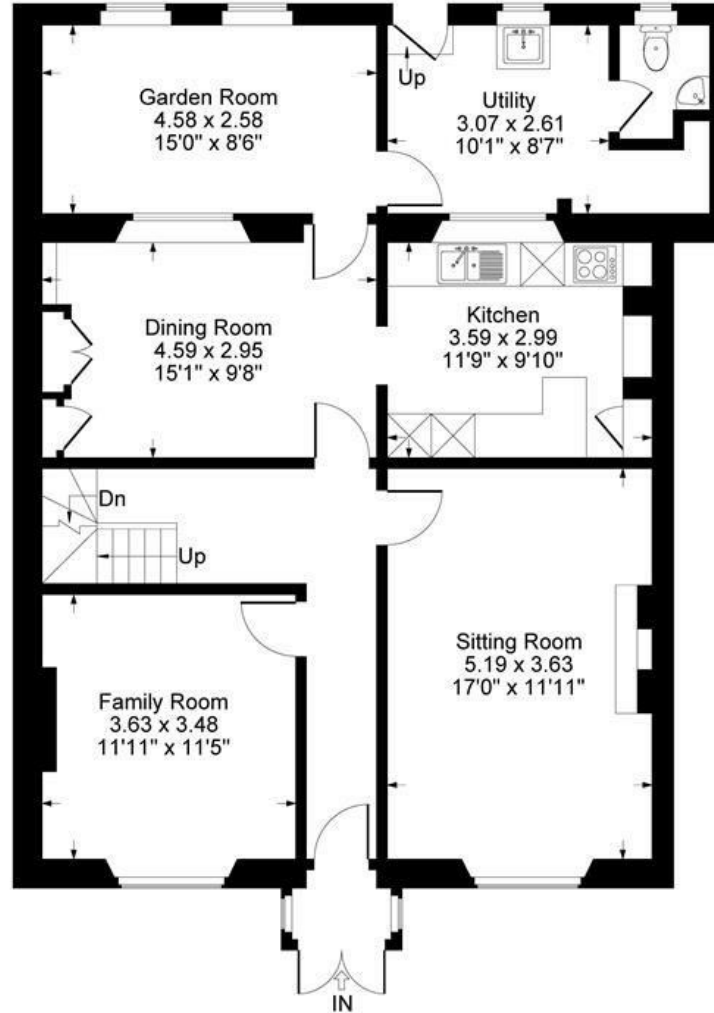




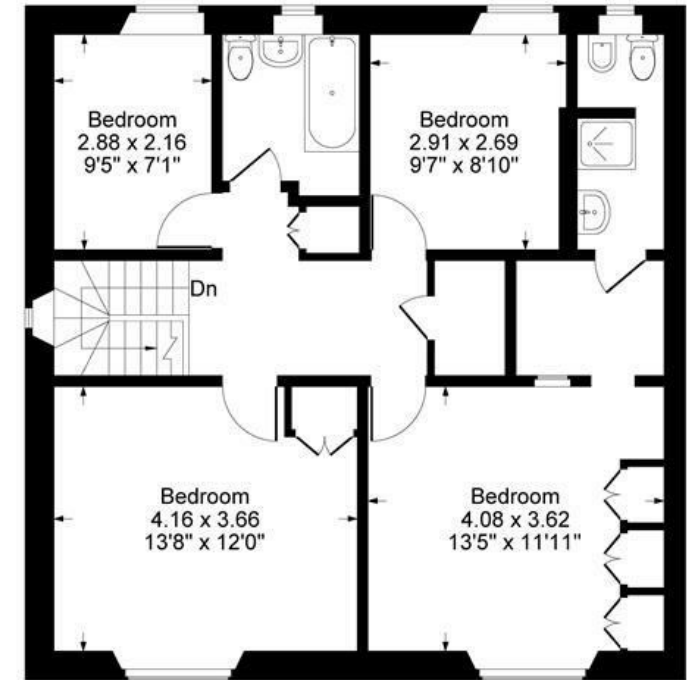
Outbuilding



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area  
 Lower Ground Floor = 27.84 sq m / 300 sq ft  
 Ground Floor = 99.28 sq m / 1069 sq ft  
 First Floor = 70.81 sq m / 762 sq ft  
 Outbuilding = 22.74 sq m / 245 sq ft  
 Total Area = 220.67 sq m / 2376 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## **The Property**

Situated on the charming Blenheim Terrace, Chipping Norton, with some of the most picturesque views in the whole of the town, this classic early Victorian house presents an exceptional opportunity for families seeking both space and character. With four well-proportioned bedrooms, and two bathrooms, one en-suite, this home is perfectly suited for a growing family.

The heart of the home is undoubtedly the large eat-in kitchen, which flows seamlessly into the dining room, creating an ideal setting for family meals and entertaining guests. Additionally, the sitting room and two further reception rooms provide ample space for relaxation and leisure, catering to a variety of lifestyle needs. Downstairs we have a large basement, which has historically been used as a studio, but would be ideal as a playroom or home office.

One of the standout features of this residence are its expansive gardens, both front and back, offering a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The central location ensures easy access to local amenities, while the quiet surroundings provide a peaceful retreat from the hustle and bustle of daily life. Also uniquely for this terrace we have a large garage big enough for the most luxurious of cars, with the possibility to easily install an EV charger.

In summary, this early Victorian house on Blenheim Terrace is a rare find, combining classic charm with modern family living in a desirable location. It is a must-see for anyone looking to settle in this vibrant and welcoming town.

## **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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