



BRICKHILL  
HOMES

THE CHESTNUTS  
CHIPPING NORTON, OXFORDSHIRE







# A HOME IN THE HEART OF THE COTSWOLD

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The Chestnuts is an exclusive development of four exceptional, luxury 2 bedroom apartments in the heart of the historic market town of Chipping Norton, located in West Oxfordshire. The location benefits from being surrounded by the renowned, outstanding countryside of the Cotswold Hills, whilst being within only 20 miles of both Banbury and Oxford, offering convenient rail links to London.

The Chestnuts offers a unique opportunity to live in a sympathetically restored and beautifully renovated property from the early 1920s, with a fascinating history. Each of the four luxury apartments in this impressive and desirable building have been converted to provide the very best in modern living, with specifications and finishes built to an exceptional standard, whilst offering distinctive architectural design.

The period property is situated in its own grounds with dedicated parking spaces for each apartment, boasting private landscaped gardens, surrounded by mature trees. The location is perfectly positioned so that local amenities in this lively but unpretentious market town can be found right on your doorstep, with shops, a theatre, pubs and restaurants only minutes away.



A unique opportunity to live in a sympathetically restored and beautifully renovated property. ”



## SITE PLAN

### APARTMENT 1

2 bedroom apartment  
67.5m<sup>2</sup> / 725ft<sup>2</sup>

### APARTMENT 2

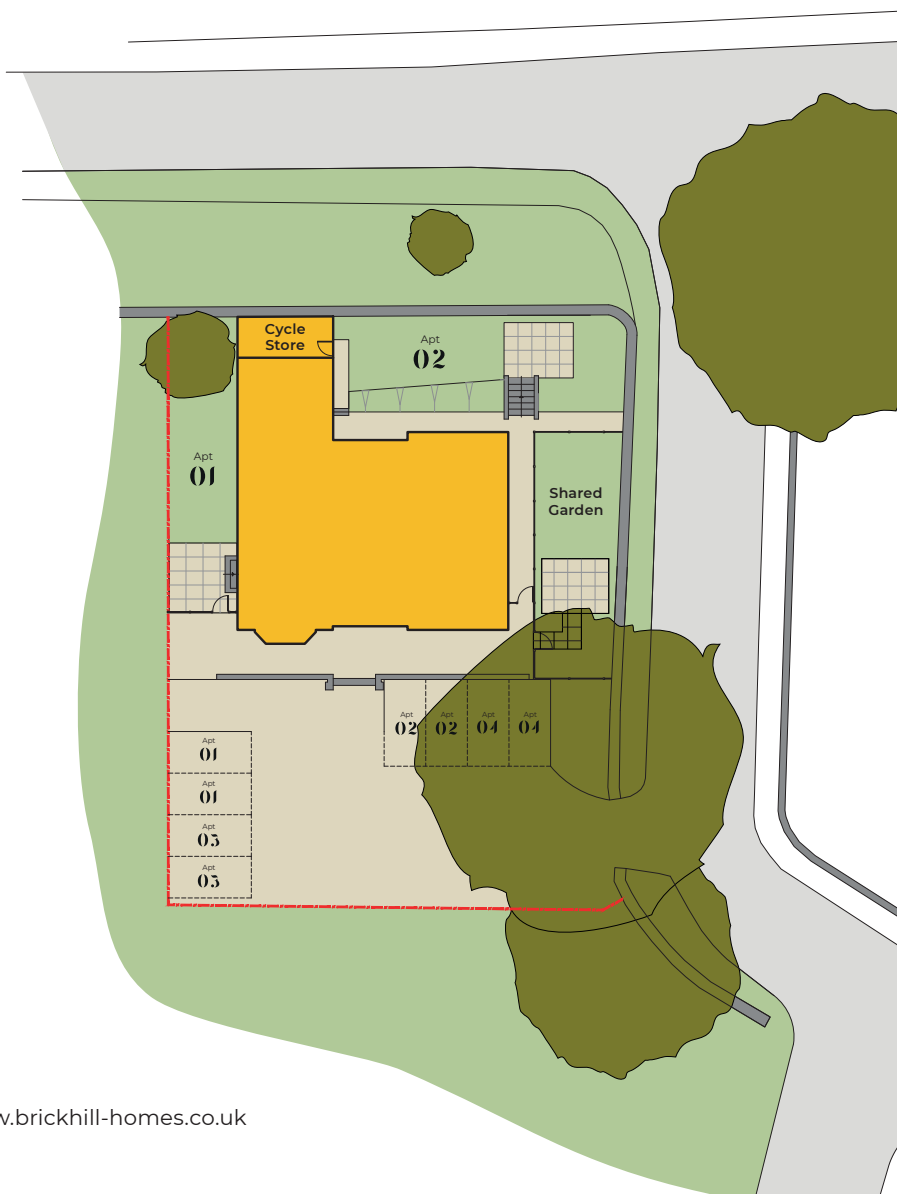
2 bedroom apartment  
81.2m<sup>2</sup> / 874ft<sup>2</sup>

### APARTMENT 3

2 bedroom apartment  
67.1m<sup>2</sup> / 722ft<sup>2</sup>

### APARTMENT 4

2 bedroom apartment  
68.4m<sup>2</sup> / 735ft<sup>2</sup>







## WHY BUY WITH US

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Finding the perfect house to call your home requires a lot of careful consideration; you want the perfect location, great access to local amenities, great spaces and a home that is as unique as you are.

At Brickhill Homes, we build stunning houses in small communities that you can fall in love with. Homes that have been carefully thought out to deliver great character whilst delivering the very best specifications and modern living spaces. Every one of our developments is unique and as such, each of our homes reflect this.

We can do this because Brickhill Homes is a small private developer that isn't interested in becoming the best-known name in the housing industry or building vast developments. We'd rather be recognised for our attention to quality, style and the very best building standards.

We design homes that fit within their local environments, taking care to pay attention to local history, features of the local towns and the character of the communities that we build in.



Stunning, unique homes, in perfect locations, built just for you. ””

# APARTMENT 1

## 2 bedroom apartment

A spacious luxury 2 bedroom apartment situated on the ground floor of the property to the left-hand side. This stunning home comprises 2 double bedrooms, with the master bedroom featuring an en suite, a family bathroom and a spacious open plan kitchen/living room area that boasts a feature bay window.

### KEY FEATURES

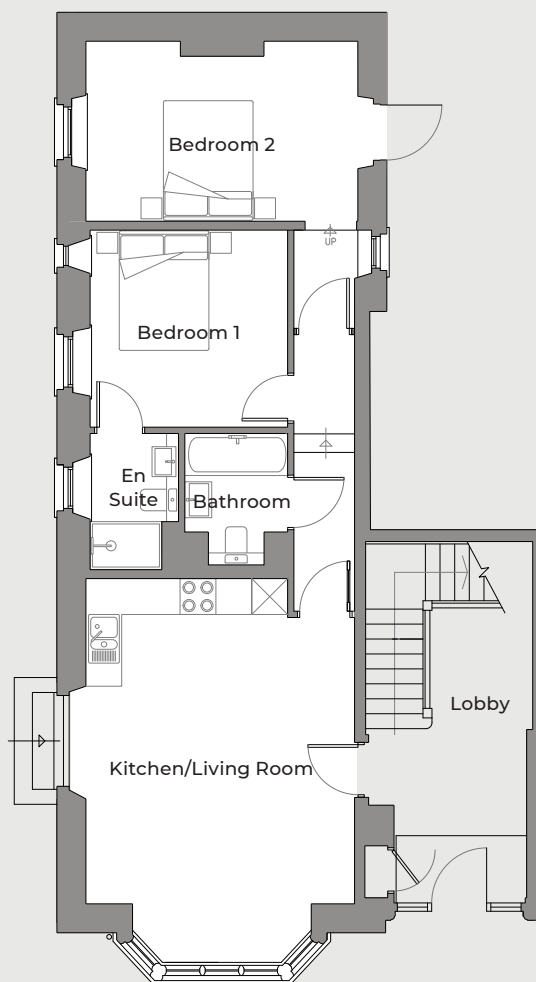
- Converted period property
- Spacious kitchen/living room
- Family bathroom
- 2 double bedrooms
- En suite master bedroom
- 2 dedicated private parking spaces
- Landscaped private gardens

### GROUND FLOOR

Kitchen/Living Room	4495	x	6420
	14'9"	x	21'0"
Bedroom 1	3305	x	3297
	10'10"	x	10'9"
Bedroom 2	4550	x	3010
	14'11"	x	9'11"

Bedroom dimensions exclude en suite, corridors & wardrobes

Images are for illustration purposes only and floorplans are accurate at the time of print, therefore variations in finishes and exact layout may be subject to change. Please request complete specifications from Brickhill Homes. Please be aware that a tolerance of 50mm should be taken into consideration for dimensions due to plasterboard and brickwork. Measurements provided are maximum measurement information for the space.



## APARTMENT 2

### 2 bedroom apartment

A spacious luxury 2 bedroom apartment situated on the ground floor of the property to the right-hand side. This beautiful home comprises 2 double bedrooms, with the master bedroom featuring an en suite, a family bathroom and a spacious living room which has a dual aspect.

### KEY FEATURES

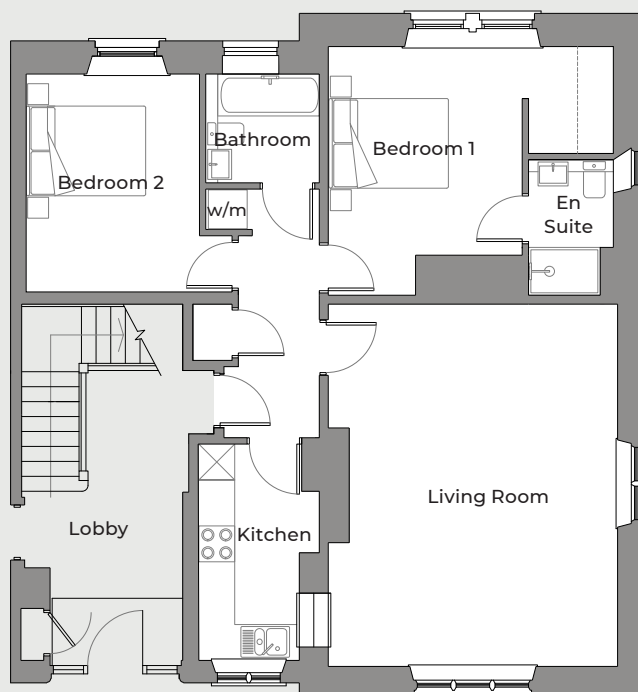
- Converted period property
- Spacious living room
- Kitchen
- Family bathroom
- 2 double bedrooms
- En suite master bedroom
- 2 dedicated private parking spaces
- Landscaped private gardens

### GROUND FLOOR

Living Room	4840	x	6060
	15'11"	x	19'11"
Kitchen	2021	x	3620
	6'8"	x	11'11"
Bedroom 1	4770	x	4160
	15'8"	x	13'8"
Bedroom 2	3445	x	3645
	11'4"	x	12'0"

Bedroom dimensions exclude en suite, corridors & wardrobes

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## APARTMENT 3

### 2 bedroom apartment

A spacious luxury 2 bedroom apartment situated on the first floor of the property to the right-hand side. This modern home comprises 2 double bedrooms, with the master bedroom featuring an en suite, a family bathroom and spacious living room which has a dual aspect.

### KEY FEATURES

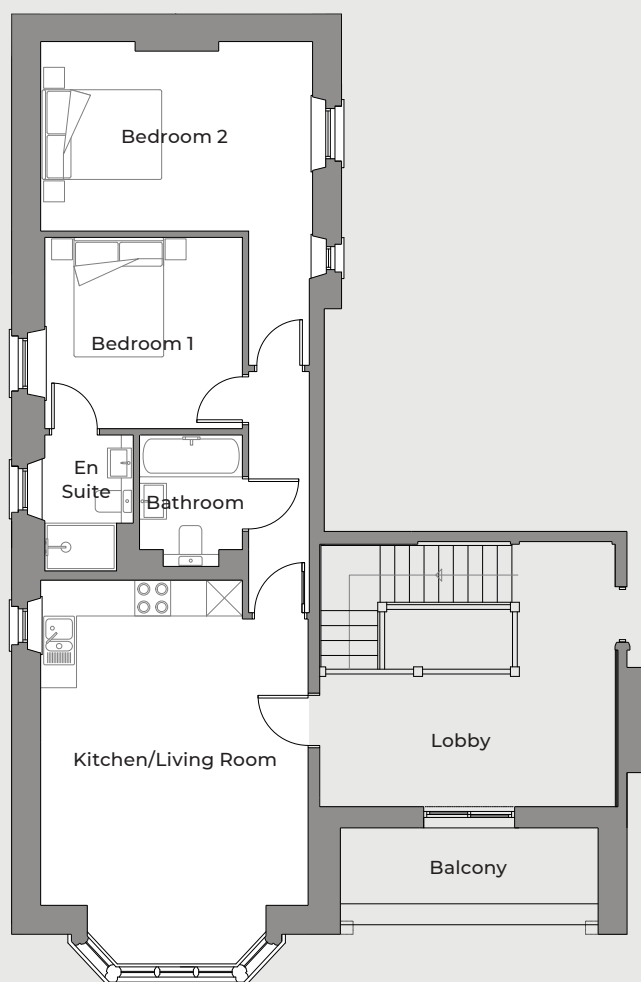
- Converted period property
- Spacious kitchen/living room
- Family bathroom
- 2 double bedrooms
- En suite master bedroom
- 2 dedicated private parking spaces
- Landscaped shared gardens

### FIRST FLOOR

Kitchen/Living Room	4475	x	6470
	14'8"	x	21'3"
Bedroom 1	3305	x	3201
	10'10"	x	10'6"
Bedroom 2	4550	x	3170
	14'11"	x	10'5"

Bedroom dimensions exclude en suite, corridors & wardrobes

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## APARTMENT 4

### 2 bedroom apartment

A spacious luxury 2 bedroom apartment situated on the first floor of the property to the right-hand side. This stunning home comprises 2 double bedrooms, with the master bedroom featuring an en suite, a family bathroom and a spacious open plan kitchen/living room, with dual aspect.

### KEY FEATURES

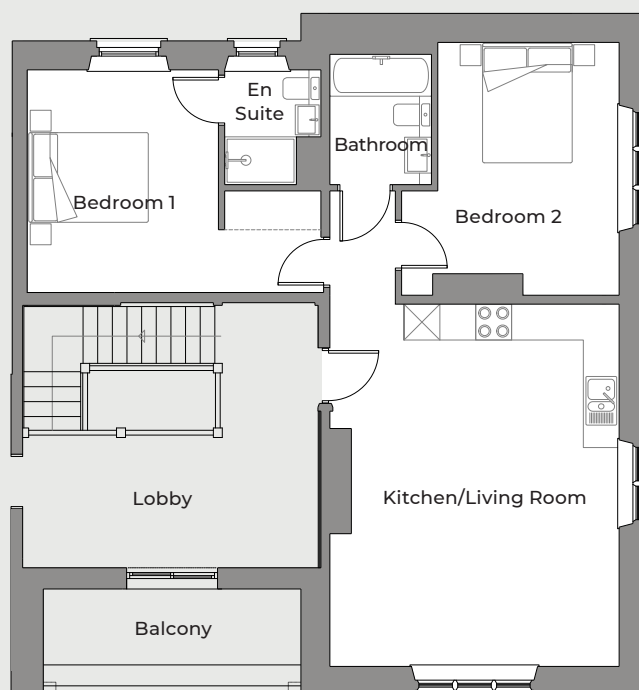
- Converted period property
- Spacious kitchen/living room
- Family bathroom
- 2 double bedrooms
- En suite master bedroom
- 2 dedicated private parking spaces
- Landscaped shared gardens

### FIRST FLOOR

Kitchen/Living Room	4840	x	6060
	15'11"	x	19'11"
Bedroom 1	4915	x	3725
	16'2"	x	12'3"
Bedroom 2	3615	x	4230
	11'10"	x	13'11"

Bedroom dimensions exclude en suite, corridors & wardrobes

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# QUALITY FROM START TO FINISH

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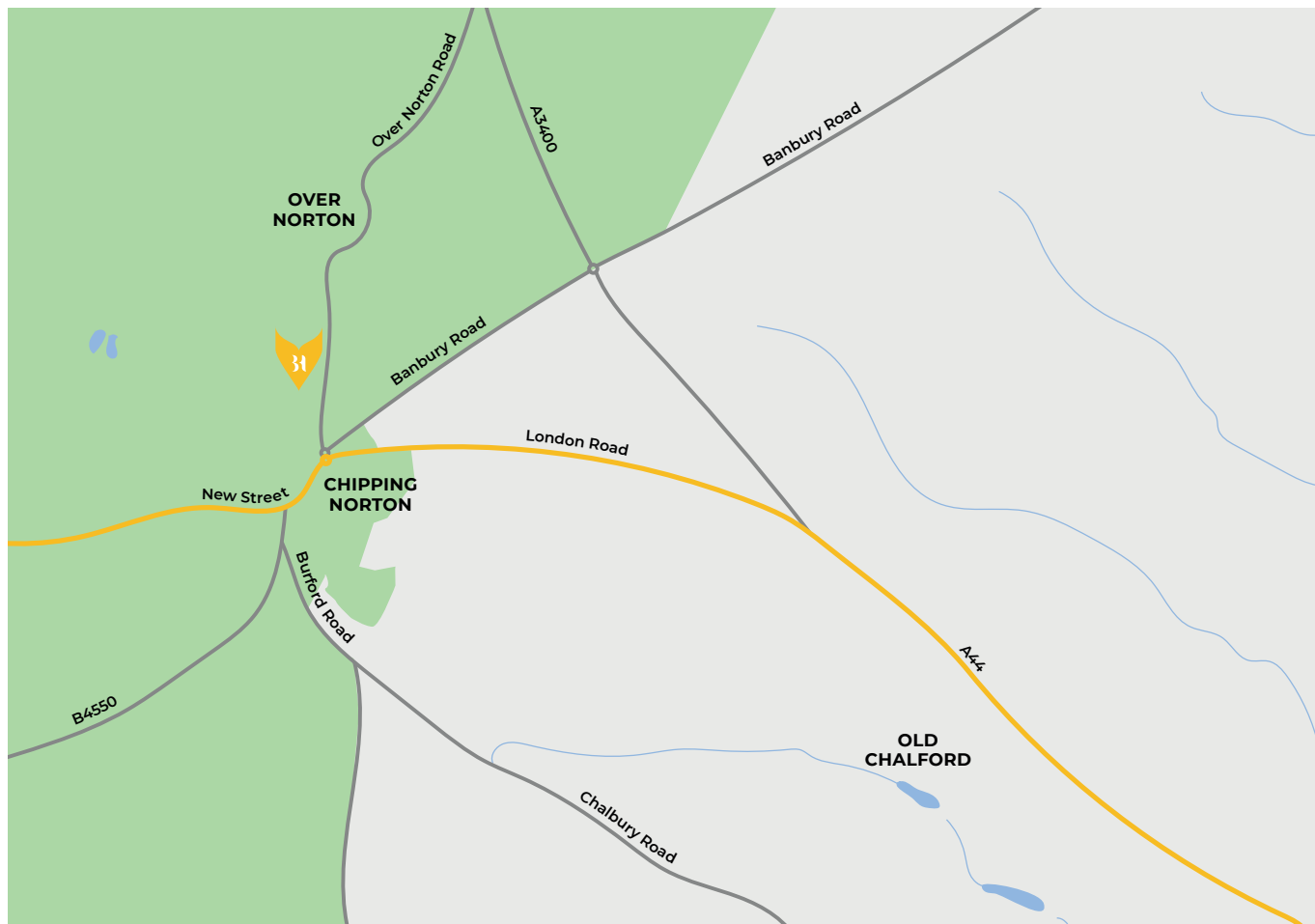
When we build our homes, one thing is at the heart of everything we do. A true belief that brilliant craftsmanship delivers the best quality finish that we can achieve. It can be seen throughout the entire process that starts with the planning of the development, through the architectural design process and right through to the final build and specification of our homes.

This means that we select the best materials and make sure that the final specification of the interior matches the quality of the home.

When you walk into one of our homes, you'll not only find great architectural features but a specification that of the highest standard from floor to ceiling with open modern living spaces.

Please contact Brickhill Homes to discover more about our specifications and the options available to you.





## DIRECTIONS

1

Please use the postcode OX7 5NN.

4

Take the exit for B4026 (Over Norton Road).

2

Approach the town using the A44 or Banbury Road.

5

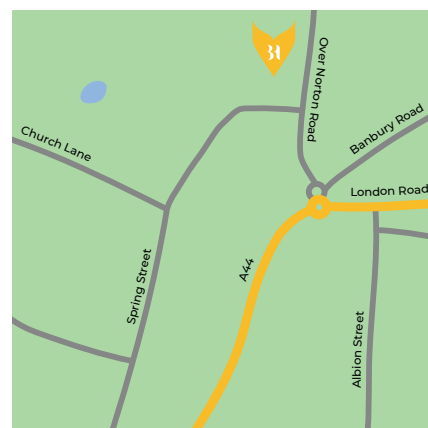
Continue over the pedestrian crossing and take the first left into Spring Street.

3

Continue until reaching the twin mini-roundabouts at the junction of A44, Banbury Road and the B4026.

6

The driveway to The Chestnuts is the first turning on the right-hand side.



  
BRICKHILL  
HOMES

The Chestnuts, Spring Street,  
Chipping Norton, OX7 5NN

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All apartments will be sold with the benefit of a Council of Mortgage Lenders (CML) approved Professional Consultant's Certificate.