



THE OLD POLICE STATION

Chipping Norton



DISCOVER A UNIQUE COLLECTION OF 8 EXQUISITE HOMES NESTLED IN THE
HEART OF THE CHARMING COTSWOLDS TOWN OF CHIPPING NORTON. THIS
HIGH CALIBRE DEVELOPMENT OFFERS A HARMONIOUS BLEND OF
CONTEMPORARY STYLE AND TIMELESS COTSWOLDS CHARM

CHOOSE FROM A SELECTION OF ELEGANT 1 & 2 BEDROOM APARTMENTS PLUS
CHARMING HOUSES: OFFERING A SENSE OF PRIVACY AND INDIVIDUALITY,
EACH WITH ITS OWN DISTINCT CHARACTER. SPACIOUS AND THOUGHTFULLY
DESIGNED, PERFECT FOR MODERN LIVING.



The Cells

Key features:

- EXQUISITELY DESIGNED
- INDIVIDUALLY DESIGNED 'CHARLOTTE'S HOUSE' KITCHENS
- CONTEMPORARY LIVING
- GROUND FLOOR
- PRIVATE ENTRANCE
- EXPOSED BRICK WALLS
- ARCHED BRICK CEILINGS
- 'GROHE' BATHROOMS
- 'RAK' SANITARY WARE
- MODERN INDUSTRIAL DESIGN
- BUILT IN WARDROBES.
- LANDSCAPED GARDENS
- MOTION SENSOR LIGHTING
- PARKING WITH EV CHARGER



Open Plan Reception Room/ Kitchen

PERFECT FOR
CONTEMPORARY LIVING

Welcome to the Cells Built in 1865, a captivating residence that seamlessly blends historical charm with contemporary comfort. This unique apartment, meticulously converted from former police holding cells offers a truly one-of-a-kind living experience.

Embrace the character of this historical building with its wealth of original features. With exposed brick walls creating a warm and textured backdrop for your furnishings, generous open plan reception room which incorporates a beautifully designed high spec kitchen, the kitchen is individually designed by 'Charlottes House' kitchens featuring quartz worktops for a touch of sophistication, solid wood cabinetry 'Bosch' Oven and hob, fully integrated appliances finished with heated engineered oak flooring for warmth and elegance whilst naturally lit with lantern roof. The entrance hall boasts its own stylish cloak room and smart storage solutions with oak doors.





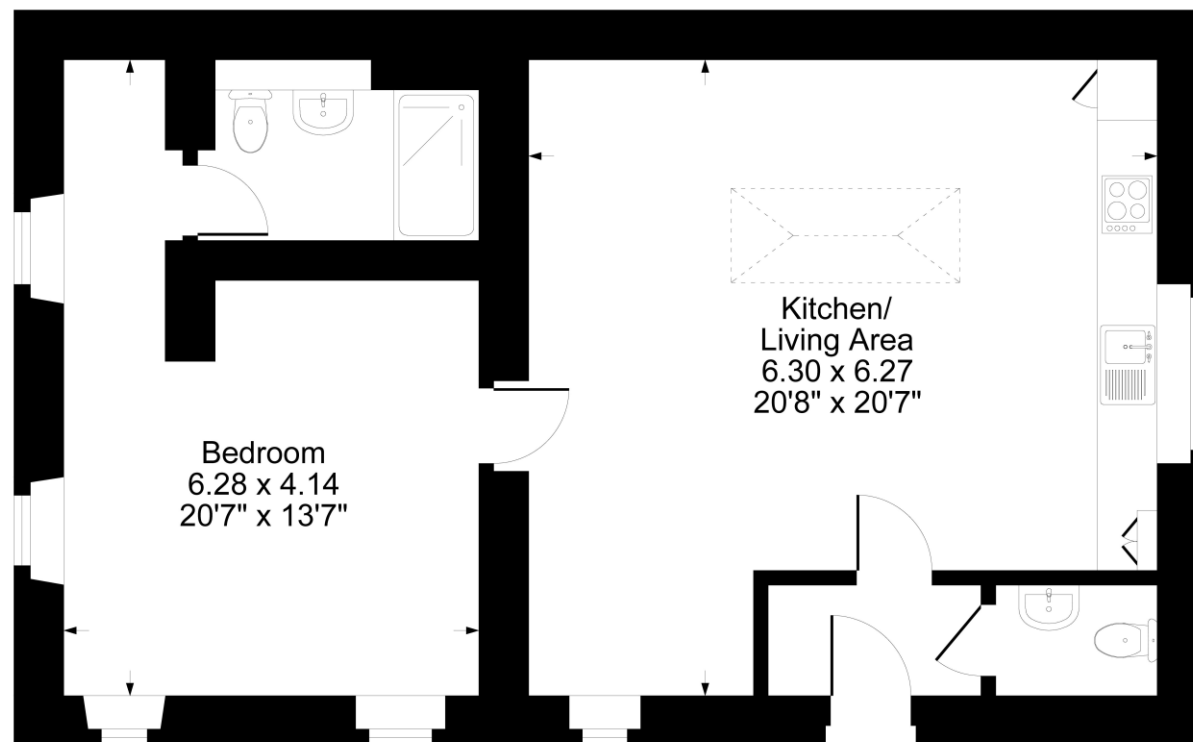
Bedroom

The bedroom is simply an amazing space where the original features really are showcased. With historical arched brick ceilings adding a touch of rustic charm and style, high placed windows with stone lintels and retaining the original historic steel cell bars, exposed steel beams run across the ceiling, with LED lighting, a wall of lit oak fitted wardrobes finished with heated engineered oak flooring.



Bathroom

The shower room is not your average shower room, it's a piece of living history meticulously converted, this space offer a truly unforgettable experience. Step through the original cell door a captivating reminder of the building's past to a stylish and contemporary space. The walls are completed with Porcelain tile and exposed brick for rustic charm, arched brick ceilings and historic window bars continue from the bedroom finished with 'Grohe' drench shower head and taps and 'Rak' sanitary ware, underfloor heating and heated towel rail. A little hidden treasure is sunken into the brick wall a little reminder of the cells purpose.



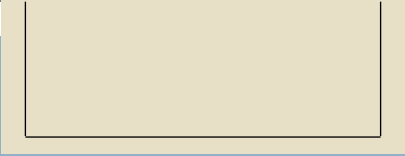
Ground Floor

Approximate Gross Internal Area
Ground Floor = 69.16 sq m / 744 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

FLOOR PLAN

SITE PLAN





SPECIFICATION

Internal

- Individually designed ‘Charlottes House’ kitchens
- Integrated dishwasher
- ‘Bosch’ induction hob
- Integrated ‘Bosch’ oven
- Quartz worktops for a touch of sophistication.
- Heated Engineered oak flooring throughout living areas for warmth and elegance.
- Smart storage solutions:
- USB PowerPoints for convenient device charging.
- Generous storage space throughout, including built-in wardrobes.
- Stunning bathrooms & shower rooms fitted with ‘Grohe’ taps & showers alongside ‘Rak’ sanitary ware.
- Porcelain Tiles
- Underfloor Heating in Bathroom
- ‘Bereco’ Sash Windows

Landscaping

The development has been tastefully designed with its surroundings at the forefront. An array of trees have been planted to compliment whilst embracing each changing season, the gated development is enclosed with dry stone walls. Resin pathways sweep through the meadow grass landscaping which has been planted keeping a harmonious habitat for local wildlife.

Contemporary Motion sensor lighting leads through the beautiful courtyard to the designated parking space complete with EV charger.



THE PROPERTY IS UNDER CONSTRUCTION AND IS BEING FINISHED TO AN
EXCEPTIONALLY HIGH-SPEC, PROVIDING STYLISH, CONTEMPORARY AND
SPACIOUS LIVING. MORE PHOTOS WILL BE AVAILABLE WHEN THE
DEVELOPMENT NEARS COMPLETION.
EXTERNALLY, THERE ARE ATTRACTIVE LANDSCAPED GARDENS PLUS PARKING
WITH EV CHARGING.
THE PROPERTY IS CLOSE TO DIDDLY SQUAT FARM, THE DAYLESFORD ESTATE,
SO-HO FARMHOUSE AND CHIPPING NORTON CINEMA AND THEATRE WHICH
DATES BACK TO 1973.