



Lords Piece Road, Chipping Norton



This three-bedroom detached house is nestled away in the corner of this popular street in Chipping Norton. Furthermore, its location falls within the catchment area of St Mary's Primary School & Chipping Norton School – ideal for families seeking quality education for their children.

Upon entering via the porch, you are greeted by a central hallway which leads to a double aspect living/dining room to the left, with sliding patio doors onto the rear garden, downstairs toilet/utility room (which was originally a shower room and can easily be converted back) to the left. At the end of the hallway, there is a shaker style galley kitchen and breakfast room with integrated appliances (under counter fridge and freezer, dishwasher, hobs and electric oven), electric underfloor heating in the kitchen area, ample storage and double patio doors onto the rear garden. Upstairs there are three bedrooms, two doubles and a single, with built in wardrobes in the principal bedroom, and a family bathroom with P-shaped bath and a shower overhead, there is the added bonus of an airing cupboard and loft access on the landing.

Externally, the property also offers to the rear a wrap around mature garden, beautifully landscaped and boasting field view, and to the front there is a single garage, a driveway accommodating two cars, and convenient access to local amenities.

EPC: D

Council Tax Band: D

Tenure: We believe the property to be **Freehold**.
Potential purchasers should obtain confirmation of this
from their solicitor prior to exchange of contracts.

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Main House Approx. Gross Internal Area:- 92.01 sq.m. 990sq.ft.
Garage Approx. Gross Area:- 12.82 sq.m. 138 sq.ft.
Total Approx. Gross Area:- 104.83 sq.m. 1128 sq.ft.

