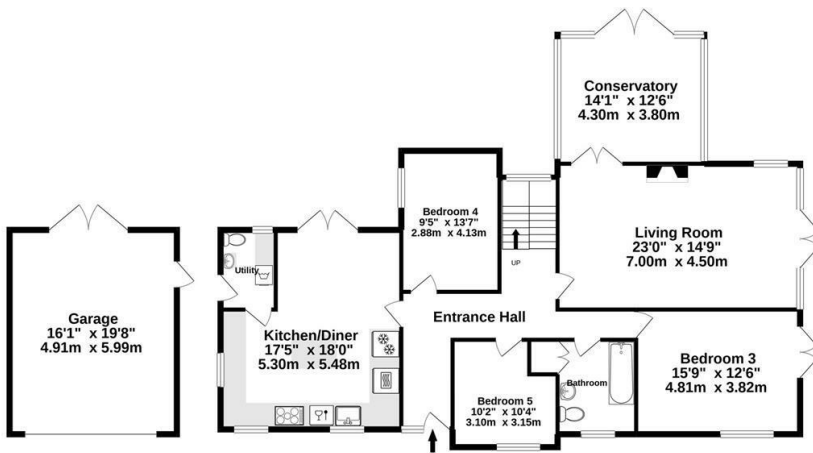


# The Pine Tree, Over Norton.

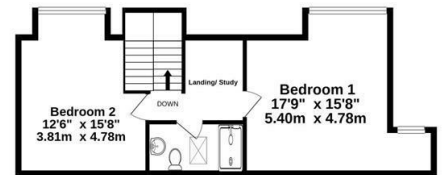


**FAIRFAX**  
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ESTATE AGENTS

Ground Floor  
1832 sq.ft. (170.2 sq.m.) approx.



1st Floor  
540 sq.ft. (50.1 sq.m.) approx.



Produced by Nesta Property Marketing Ltd  
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TOTAL FLOOR AREA : 2372 sq.ft. (220.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**A VERY SPACIOUS AND WELL PRESENTED FIVE BEDROOM CHALET BUNGALOW, LOCATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE BENEFITS INCLUDE NEWLY FITTED KITCHEN/BATHROOM A LARGE SOUTHERLY FACING REAR GARDEN AND DOUBLE GARAGE.**

**The Property**

The Pinetree, is a spacious and well presented detached chalet style bungalow located in a quiet side road in the heart of this popular Oxfordshire village of Over Norton just half a mile outside the sought after town of Chipping Norton and all its amenities. Of particular note is the light and airiness of the rooms, substantial sitting room and a large South facing garden to the rear. Other benefits include modern fitted kitchen/breakfast and utility area sitting room with large floor to ceiling double glazed windows to one side and a wood burning stove.

The ground floor accommodation comprises of spacious hallway with laminate flooring, stairs to the first floor, with a large oversize window, good sized sitting room with wood burner and floor to ceiling double glazed windows, offering plenty of light and double glazed patio doors that lead out onto the garden patio. The kitchen/breakfast room is fitted and has built in electric oven and hob, fridge/freezer, Belfast sink, dishwasher and Quartz work surfaces. The floor is limestone tiled and double glazed doors lead out onto the rear garden. The utility room has a wash hand basin, low level WC and worktop with plumbing for washing machine and tumble dryer with a side door leading to outside. There are three good sized bedrooms on the ground floor and a modern bathroom. On the first floor there are two good sized double bedrooms and a newly fitted shower room.

Outside the front garden is enclosed by a dry stone wall and has raised flower beds with a paved pathway that leads around the side of the bungalow and into the rear garden. The shingle driveway has parking for 3 cars and double garage. The rear garden is a real feature and is mainly laid to lawn with two paved seating areas, one to the rear of the garage and the other to the west side of the garden. There is also a pond and raised flower beds. The garden is south facing.

**Situation**

Over Norton is a small village one mile from Chipping Norton.

There is a pleasant community with a bus service to local centres. The village includes many fine character properties and lovely countryside around. General amenities are to be found in nearby Chipping Norton, an historic market town, 'the gateway to the Cotswolds'. The town is served by a wide range of amenities, including religious organisations, extensive shopping, doctors and dentists surgeries, a new cottage hospital, library, theatre, sports and leisure centre and a range of restaurants. The town is well positioned for other local centres including Stow on the Wold and Burford and within half an hours drive or so of the larger centres of Oxford and Stratford upon Avon. Railway stations at Moreton in Marsh, Kingham and Charlbury provide an Intercity rail link on the Hereford to London Paddington line.

**Directions**

From our Chipping Norton office proceed into Over Norton. As you come up the hill into the village take the first left hand turn into Choicehill Road and the property will be found half way up on the left hand side.

**Viewings**

Strictly by appointment through the agent, Fairfax and Company, Chipping Norton. Tel: 01608 644808 Email: [chippingnorton@fairfaxandcompany.co.uk](mailto:chippingnorton@fairfaxandcompany.co.uk)

**EPC Rating**

E

**Tenure**

Freehold

**Agents notes**

We have not tested equipment, appliances and services to the property. You are advised to consult your legal representative in connection with all matters relating to the contract for sale and legal title of the property



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