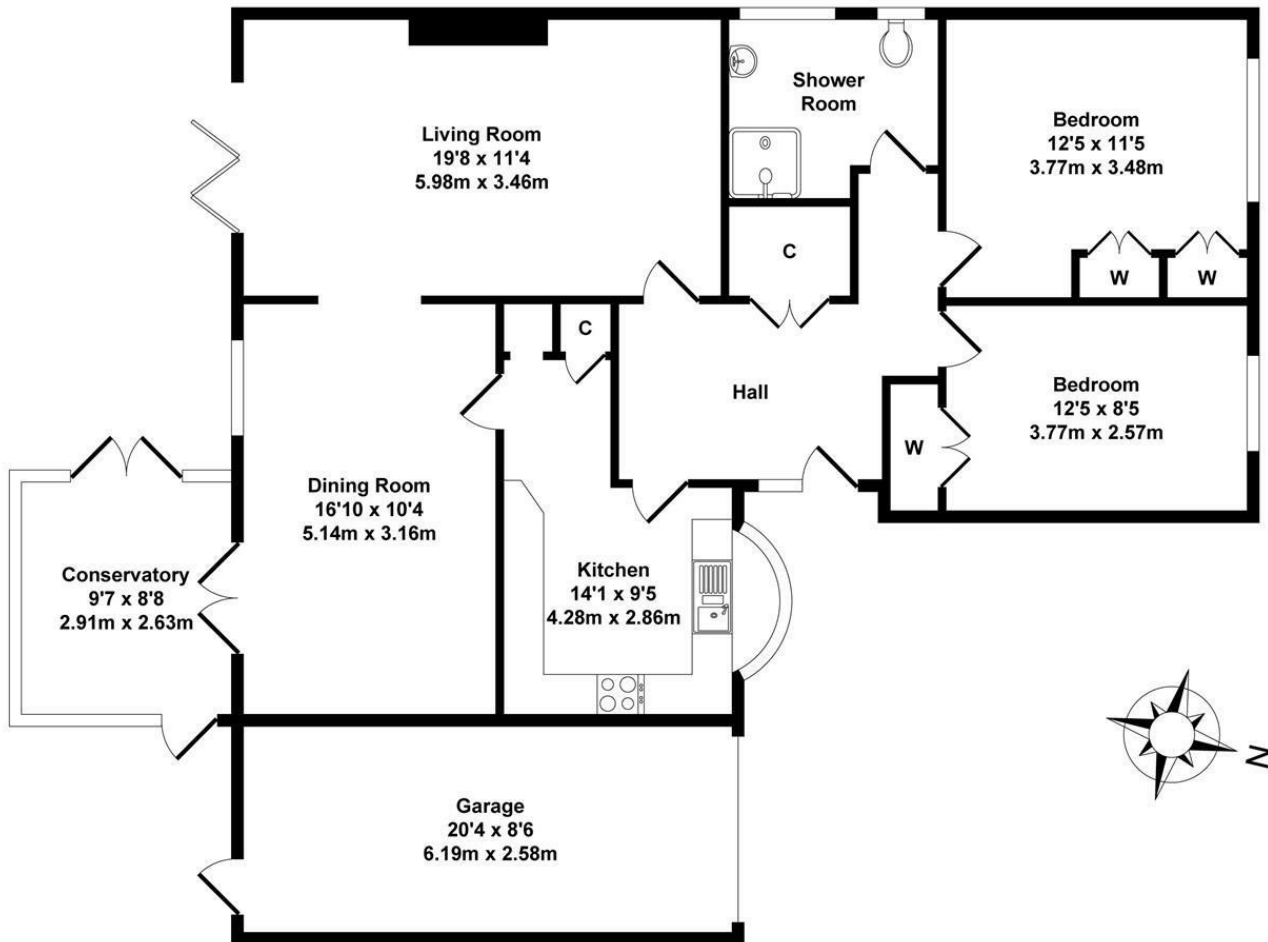


# Burford Road, Chipping Norton



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All items illustrated on this plan are included in the "Total Approx Floor Area 1267 Sq.Ft. (117.70 Sq.M.)"

# **A WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER CUL-DE-SAC, WITH POTENTIAL TO EXTEND, GARAGE, OFF ROAD PARKING AND PRIVATE REAR GARDEN WITH SOUTH FACING ASPECT.**

## **The Property**

The property is a detached bungalow which is well presented and provides gas fired central heating with double glazed windows and modern kitchen and bathroom. Outside there is a driveway leading to an attached garage and off road parking for three cars. To the front is an open plan lawned garden, and to the rear the garden is fully enclosed with wood panelled fencing on all sides and patio area adjacent to the property leading onto an area of lawn with garden shed and greenhouse, rear access to garage and side access on both sides to the front.

A double glazed door leads into the hallway, with cloaks cupboard and access to part boarded and insulated loft. The kitchen is fitted with matching base and wall level units, with freestanding space for gas fired cooker, washing machine, tumble dryer and fridge/freezer. Cupboard with fitted shelving. Attractive double glazed part bay window to front aspect. The sitting room/dining room is a particular feature, with modern bi-fold sliding doors leading out onto the rear garden patio, the rooms are light and airy with laminated flooring, feature stone fireplace. Off the dining room twin doors lead out into the conservatory. There are two good sized bedrooms with built in wardrobe space. The family bathroom has a walk in wet room, low level WC and hand wash basin.

## **Directions**

From our Chipping Norton office proceed into West Street. Turn left at the first mini roundabout and right at the second mini roundabout. Take the next turning left and the property will be found on the right hand side.

## **Situation**

At 700ft, Chipping Norton is the highest town in Oxfordshire and was once an important centre of the medieval wool trade (the word 'Chipping' means market). The elegant town centre bears testimony to its prosperous heritage. Nowadays, 'Chippy' as it is affectionately known, offers a diverse range of shops, ranging from proprietor owned specialist shops through to many of the most familiar High Street names. There are

several places of worship, a cosmopolitan range of restaurants, schooling for all ages, as well as a fine sports centre that has an indoor pool. In addition to a hospital, Chipping Norton is proud of its little theatre that also doubles as a cinema. The M40 provides vehicular access to the Midlands from junction 11 (c.15 miles) and London from junction 10 (c.18 miles). Kingham Station is just over 5 miles away and provides a mainline service to Oxford in about 24 minutes and to London Paddington in about 93 minutes. The town lies between the cultural attractions of Oxford and Stratford upon Avon.

## **Local Authority**

West Oxfordshire District Council

## **Viewing arrangements**

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

## **Tenure**

Freehold







**1 Church Street  
Charlbury  
Oxfordshire  
OX7 3PW  
Telephone: 01608 811146**

**10 Market Place  
Chipping Norton  
Oxfordshire  
OX7 5NA  
Telephone: 01608 644808**

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