Foxfield Court, Chipping Norton

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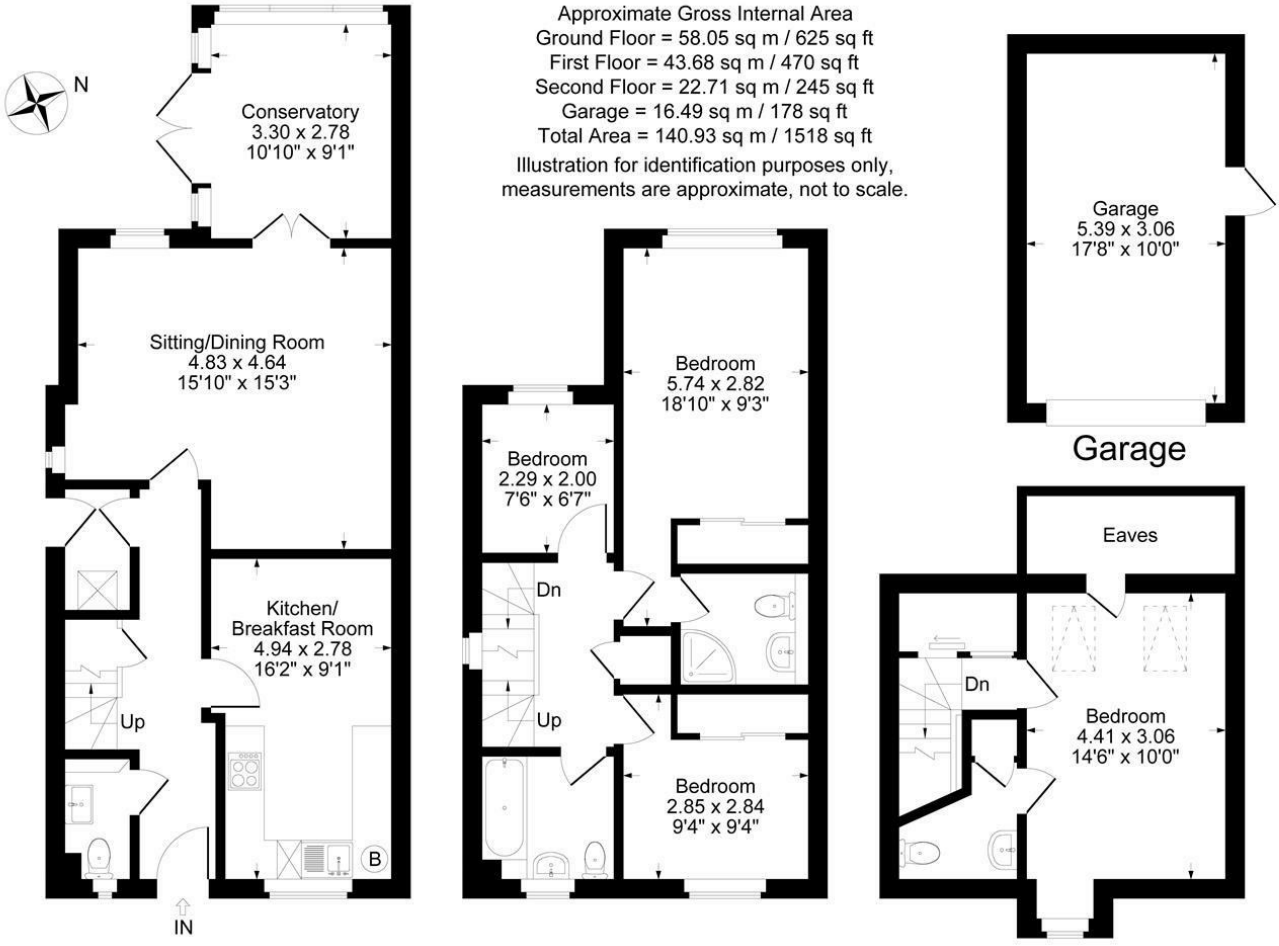
Approximate Gross Internal Area
Ground Floor = 58.05 sq m / 625 sq ft
First Floor = 43.68 sq m / 470 sq ft
Second Floor = 22.71 sq m / 245 sq ft
Garage = 16.49 sq m / 178 sq ft
Total Area = 140.93 sq m / 1518 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



NESTLED WITHIN A SMALL DEVELOPMENT COMPLETED IN 2008, THIS FOUR-BEDROOM PROPERTY IS SITUATED WITHIN EASY REACH OF CHIPPING NORTON TOWN CENTRE.

The Property

You are greeted by a light and spacious entrance hall with stone flooring, underfloor heating, and access to the ground-floor WC. A separate utility space provides room for a washing machine, with side access on to the drive, ensuring practicality and convenience.

The modern kitchen, where the stone flooring continues, offers space for a table and boasts a well thought out layout with integrated dishwasher, gas hob and double oven and space for a fridge/freezer.

The living room, with its warm wooden flooring and natural light and electric fireplace serves as a comfortable and inviting space to relax. French doors lead into a delightful conservatory, complete with underfloor heating and thermal blinds for year-round use, where additional French doors open to the patio and west-facing garden, creating a wonderful flow for indoor-outdoor living.

The first floor comprises three well-proportioned bedrooms, including one with an ensuite shower room. A modern family bathroom serves the remaining bedrooms.

On the second floor, there is generously sized double bedroom with a double aspect, offering views and natural light. This room benefits from its own WC and convenient storage within the eaves.

Outside

The property enjoys a maintained front garden with a lawn and planted borders, leading to a path and porch entrance. A driveway provides parking for two to three vehicles, complemented by a single garage with side access to the rear garden.

To the rear, the west-facing garden features a patio and lawn with well planted borders featuring strawberries, raspberries and herbs. The garden also includes side access to the garage. Viewing is highly recommended.

Situation

The bustling historic wool town of Chipping Norton is situated on the edge of the Cotswold Hills between the University City of Oxford, Spa town of Cheltenham & Shakespeare's Stratford upon Avon. It has a range of shopping, social and business facilities including an excellent local theatre, sports centre with indoor pool, lido and a Community Hospital + Health Centre. A Station on the Paddington to Worcester rail line can be found at nearby Kingham in addition to a regular bus service from Chipping Norton to Oxford. Local leisure options include a sports club, tennis courts, and attractions like Soho Farmhouse and Daylesford Organic Farm within easy reach.

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