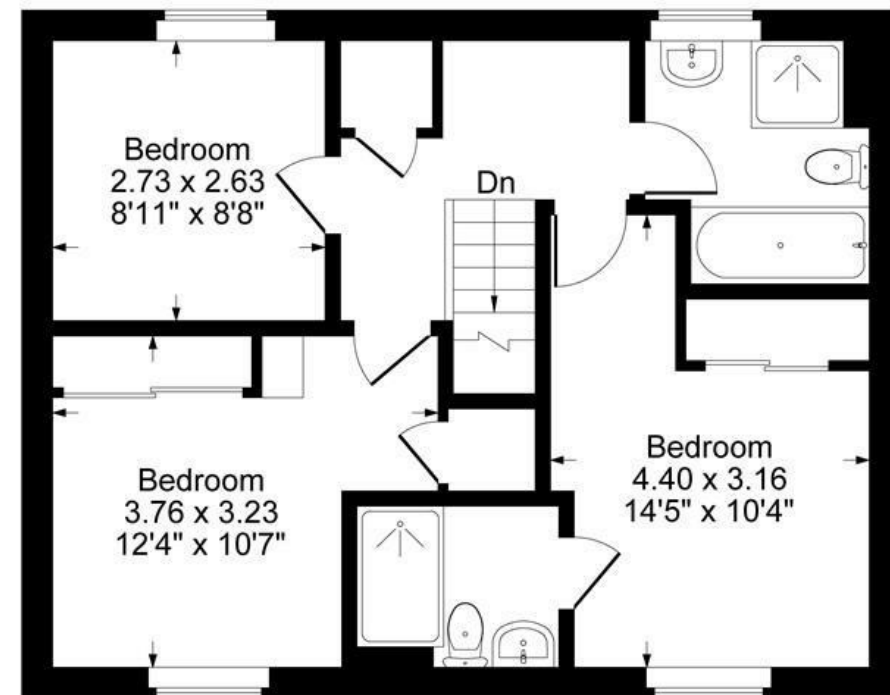


Garage

Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 48.69 sq m / 524 sq ft
 First Floor = 48.69 sq m / 524 sq ft
 Garage = 19.33 sq m / 208 sq ft
 Total Area = 116.71 sq m / 1256 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



The Property

A large, modern three-bedroom detached new-build home with one of the biggest gardens on this estate, arranged over two floors and situated on the outskirts of Chipping Norton far enough to benefit from the quiet of the countryside yet within a short walk of local shops and amenities.

The property offers generous and well-designed living accommodation, including a spacious open living area with French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. The large eat-in kitchen, also fitted with French doors, provides a bright and sociable hub of the home.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom including an en-suite bathroom, in addition to a modern family bathroom.

Further benefits include off street parking, garage big enough for a modern car with room to spare and power for an EV charger, large private garden, detached setting, and the significant advantage of being chain free, making this an ideal purchase for families, downsizers, or buyers seeking a smooth transaction.

The 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 Kington 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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