



# THE OLD POLICE STATION

Chipping Norton



DISCOVER AN UNIQUE COLLECTION OF 8 EXQUISITE HOMES NESTLED IN THE HEART OF THE CHARMING COTSWOLDS TOWN OF CHIPPING NORTON. THIS HIGH CALIBRE DEVELOPMENT OFFERS A HARMONIOUS BLEND OF CONTEMPORARY STYLE AND TIMELESS COTSWOLDS CHARM

CHOOSE FROM A SELECTION OF ELEGANT 1 & 2 BEDROOM APARTMENTS PLUS CHARMING HOUSES: OFFERING A SENSE OF PRIVACY AND INDIVIDUALITY, EACH WITH ITS OWN DISTINCT CHARACTER. SPACIOUS AND THOUGHTFULLY DESIGNED, PERFECT FOR MODERN LIVING.





# The Old Stables

Key features:

- EXQUISITELY DESIGNED
- INDIVIDUALLY DESIGNED 'CHARLOTTE'S HOUSE' KITCHENS
- CONTEMPORARY LIVING
- DETACHED HOME
- TWO BEDROOMS
- BUILT IN WARDROBES.
- GENEROUS STORAGE SPACE
- 'GROHE' BATHROOMS
- 'RAK' SANITARY WARE
- PARKING WITH EV CHARGING POINTS
- LOCATED IN CHIPPING NORTON
- LANDSCAPED GARDENS
- MOTION SENSOR LIGHTING





## Open Plan Reception Room/ Kitchen

PERFECT FOR  
CONTEMPORARY LIVING

Built in 1865, originally a stable to house the police horses with the hay loft above, The property has been beautifully designed to be within keeping of its history, offering a private and spacious living area comprising a generous open plan reception room that opens onto a beautifully designed kitchen, the kitchen is individually designed by 'Charlottes House' kitchens featuring quartz worktops for a touch of sophistication, solid wood cabinetry 'Bosch' Oven and hob, fully integrated appliances finished with heated engineered oak flooring throughout the living areas for warmth and elegance.







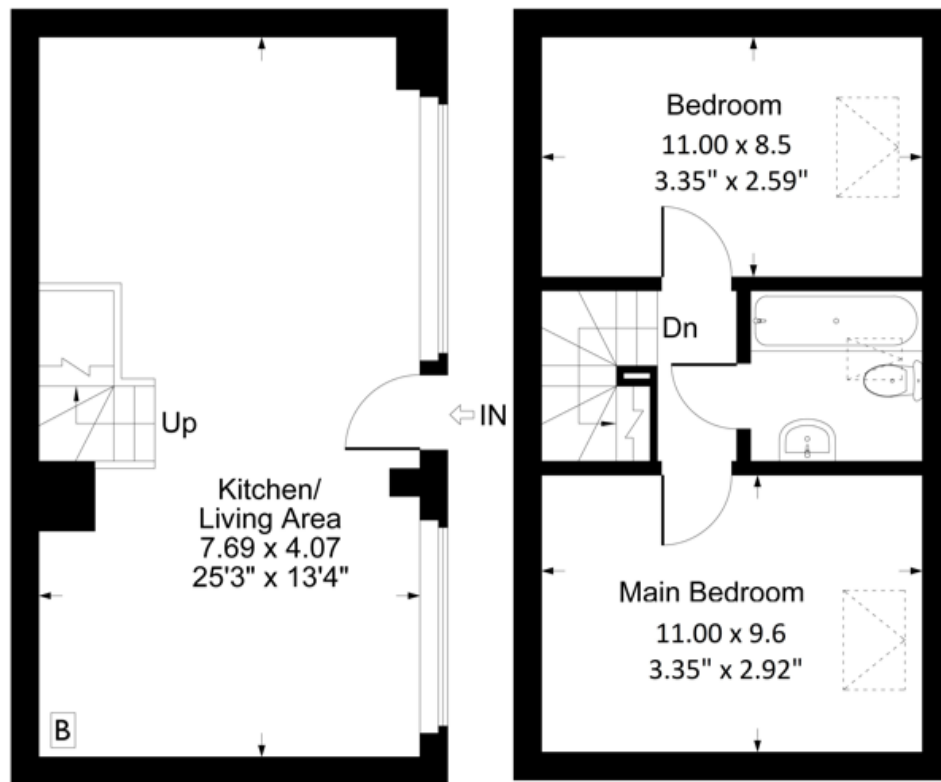
## Bedrooms & Bathroom

The first floor is accessed via a Solid Oak staircase, with clever storage underneath.

Both bedrooms have the advantage of an abundance of natural light, vaulted ceilings with original beams stretching the entire width of each room. Solid oak wardrobes are fitted in each room with automatic lighting, soft carpets will be fitted in a soft grey for ultimate comfort.

The bathroom has been fitted to a very high standard with 'Rak drench shower heads and taps and Grohe sanitary ware. With underfloor heating and heated towel rails, the walls are completed with Porcelain tiles for a sophisticated finish.





Approximate Gross Internal Area  
Ground Floor = 31.37 sq m / 338 sq ft  
First Floor = 31.17 sq m / 336 sq ft  
Total Area = 62.54 sq m / 674 sq ft

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

# FLOOR PLAN



# SITE PLAN





## SPECIFICATION

### Internal

- Individually designed ‘Charlottes House’ kitchens
- Integrated dishwasher
- ‘Bosch’ induction hob
- Integrated ‘Bosch’ oven
- Quartz worktops for a touch of sophistication.
- Heated Engineered oak flooring throughout living areas for warmth and elegance.
- Soft carpets in bedrooms for ultimate comfort.
- Smart storage solutions:
- USB PowerPoints for convenient device charging.
- Generous storage space throughout, including built-in wardrobes.
- Stunning bathrooms & shower rooms fitted with ‘Grohe’ taps & showers alongside ‘Rak’ sanitary ware.
- Porcelain Tile
- Underfloor Heating in Bathroom
- ‘Bereco’ Sash Windows

### Landscaping

The development has been tastefully designed with its surroundings at the forefront. An array of trees have been planted to compliment whilst embracing each changing season, the gated development is enclosed with dry stone walls resin pathways sweep through the meadow grass landscaping which has been planted keeping a harmonious habitat for local wildlife.

The old Stables benefits from its own private area, which is enclosed with natural fencing and will be laid with porcelain patio tiles, a perfect place to enjoy an evening.

Contemporary Motion sensor lighting leads through the beautiful courtyard to the designated parking space complete with EV charging.





THE PROPERTY IS UNDER CONSTRUCTION AND IS BEING FINISHED TO AN EXCEPTIONALLY HIGH-SPEC, PROVIDING STYLISH, CONTEMPORARY AND SPACIOUS LIVING. MORE PHOTOS WILL BE AVAILABLE WHEN THE DEVELOPMENT NEARS COMPLETION.

EXTERNALLY, THERE ARE ATTRACTIVE LANDSCAPED GARDENS PLUS PARKING WITH EV CHARGER.

THE PROPERTY IS CLOSE TO DIDDLY SQUAT FARM, THE DAYLESFORD ESTATE, SO-HO FARMHOUSE AND CHIPPING NORTON CINEMA AND THEATRE WHICH DATES BACK TO 1973.