



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 Constables House

Key features:

- EXQUISITELY DESIGNED
- INDIVIDUALLY DESIGNED 'CHARLOTTE'S HOUSE' KITCHENS
- PRIVATE ENTRANCE
- 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

Kitchen Dining Room

PERFECT FOR CONTEMPORARY LIVING

Built in 1865, forming part of the main building, Step into a world of modern elegance and sophisticated living. This stunning kitchen designed by 'Charlottes House' kitchens is a true testament to style and functionality, offering the perfect space for culinary enthusiasts and entertainers alike.

This light and airy space featuring quartz worktops for a touch of sophistication, solid wood cabinetry 'Bosch' Oven and induction hob, with fully integrated appliances. Vaulted ceilings with Velux windows creating a bright and airy atmosphere, exposed beams add character and grandeur to the space, with smart LED lighting to create the perfect atmosphere.

A large storage room, heated floors complete the room.







Reception Room

Benefitting from two entrances
The town house has been lovingly restored within keeping of the history of the building, offering a private and spacious living area with weighted 'Bereco' Sash Windows flooding the room with natural light. High ceilings, LED lighting with character features add charm to the space. An abundance of storage and cloakroom complete the ground floor.



Bedrooms & Bathrooms

The first floor is accessed via a staircase with Solid Oak balustrade with a large storage cupboard underneath, with two fantastic bedrooms both have the advantage of an abundance of natural light. The solid oak wardrobes are fitted in each room with automatic lighting, soft carpets will be fitted in a soft grey for ultimate comfort.

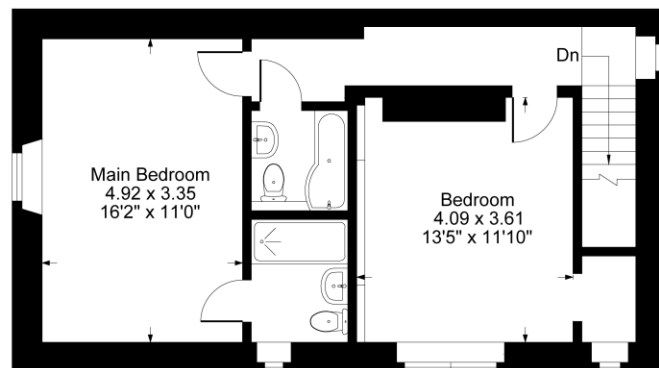
The Stunning master bedroom has a stylish en-suite shower room. With Vaulted ceilings and exposed beams fitted with smart LED lighting for a sophisticated finish.

The second bedroom is equally stunning with access to the main bathroom and solid oak wardrobes.

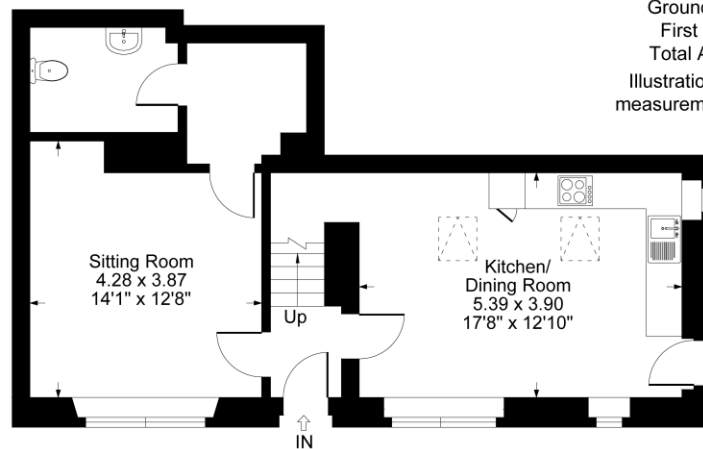








First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 51.45 sq m / 554 sq ft
 First Floor = 51.20 sq m / 551 sq ft
 Total Area = 102.65 sq m / 1105 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 Tiles
- 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.

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.