



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 Town House

Key features:

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



Reception Room

PERFECT FOR
CONTEMPORARY LIVING

Built in 1865, The Town House has been lovingly restored within keeping of the history of the building, 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 induction hob, There is a separate utility room, housing fully integrated appliances. With vaulted ceilings, an abundance of exposed historical beams finished with heated engineered oak flooring throughout the living areas for warmth and elegance.





Kitchen

This light and airy space has been beautifully designed by 'Charlottes House' kitchens featuring quartz worktops for a touch of sophistication, solid wood cabinetry 'Bosch' Oven and induction hob, with fully integrated appliances.

A large storage space, cloakroom and heated floors complete the ground floor.



Bedrooms & Bathrooms

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

Each bedroom has its very own en-suite, the shower rooms have 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.

The top floor houses an amazing master suite, a fantastic bedroom with exposed beams and original feature window. The bathroom has the most beautiful freestanding slipper bath, bathed in natural sunlight, with mandarin stone and carrera marble this bathroom is not to be missed.



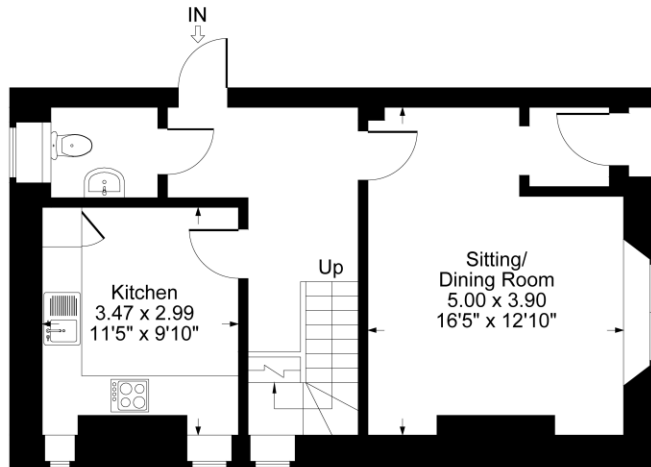




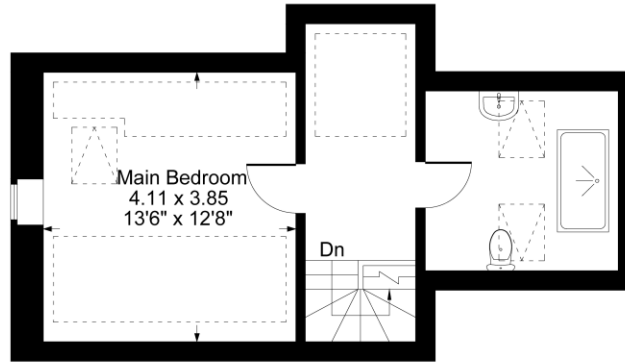


Approximate Gross Internal Area
Ground Floor = 43.85 sq m / 472 sq ft
First Floor = 40.93 sq m / 441 sq ft
Second Floor = 33.05 sq m / 356 sq ft
Total Area = 117.83 sq m / 1269 sq ft

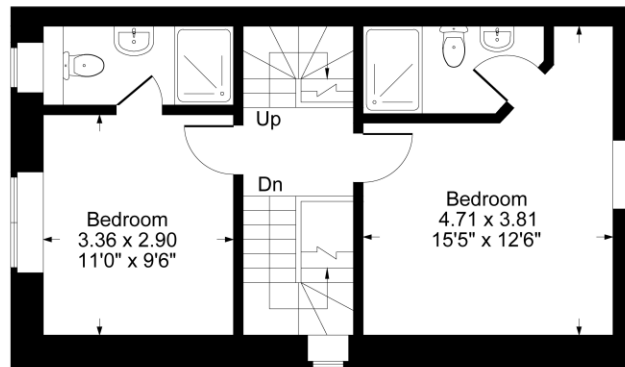
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



Second Floor



First Floor

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.