



# 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 Loft

Key features:

- EXQUISITELY DESIGNED
- INDIVIDUALLY DESIGNED 'CHARLOTTE'S HOUSE' KITCHENS
- CONTEMPORARY LIVING
- FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- BUILT IN WARDROBES.
- BONUS ROOM
- UTILITY ROOM
- '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, The loft 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, with undercounter fridge and dishwasher for convenience There is a separate utility room housing fully integrated appliances including fridge freezer and washer/dryer along with a second sink. With vaulted ceilings, an abundance of exposed historical beams magnificent views across the Cotswolds landscape and finished with heated engineered oak flooring throughout the living areas for warmth and elegance.



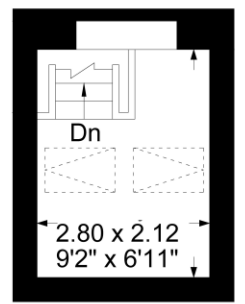
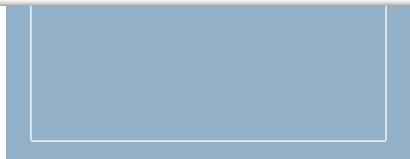
# Bedrooms & Shower room

The bedroom is simply a fantastic space, vaulted ceilings with exposed original beams add a touch of rustic charm to the room completed with smart LED lighting, a wall of light oak fitted wardrobes finished with heated engineered oak flooring for warmth and elegance. The natural colour palate creates a sense of calm and relaxation making it easy to personalize.

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







Approximate Gross Internal Area  
First Floor = 60.59 sq m / 652 sq ft  
Second Floor = 5.93 sq m / 64 sq ft  
Total Area = 66.52 sq m / 716 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



First Floor

Utility Room  
2.05 x 1.61  
6'9" x 5'3"

Second 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 throughout.
- ‘Bereco’ 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.