



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 Courtroom

Key features:

- EXQUISITELY DESIGNED
- STEEPED IN HISTORY
- INDIVIDUALLY DESIGNED 'CHARLOTTE'S HOUSE' KITCHENS
- CONTEMPORARY LIVING
- SPLIT LEVEL
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- BUILT IN WARDROBES.
- UTILITY ROOM
- 'GROHE' BATHROOMS
- 'RAK' SANITARY WARE
- PARKING WITH EV CHARGING POINTS
- LANDSCAPED GARDENS
- MOTION SENSOR LIGHTING



Open Plan Reception Room/ Kitchen

Built in 1865, the Old Courtroom is steeped in history, along with being full of character and charm – if only these walls could talk! It has been lovingly restored being sympathetic to the history of the building which includes two entrances, one of which is very eye-catching along with its fan light. The Old Courtroom offers a private and spacious living area with two large double sash windows extending into upper light wells that flood the room with light. The living area comprises 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 and fully integrated appliances. With high ceilings, weighted award winning ‘Bereco’ Windows.

An abundance of history lies within the walls where it was the court room until the 1940’s and was the subject of a spat between Queen Victoria and William Gladstone in 1873. To complete the elegance, there is heated engineered oak flooring throughout all the living areas.



The original front door is very grand, which opens into a spacious hallway with “Pooky” lights, high ceilings and original ceiling cornicing. It has to be viewed to be believed.



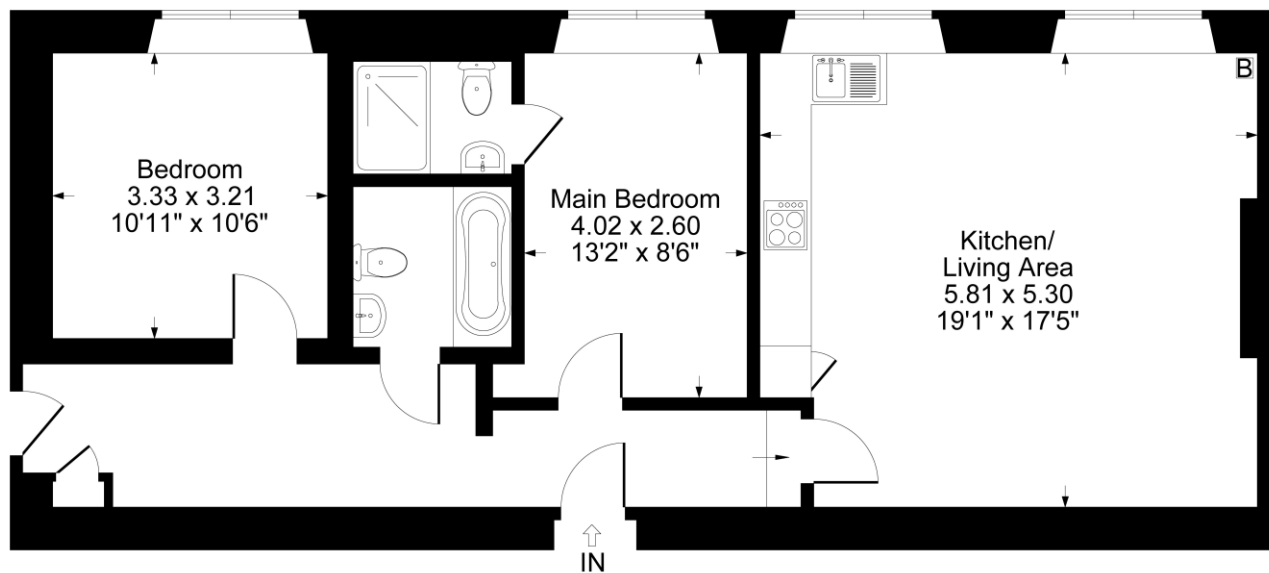


Bedrooms & Bathrooms

The bedrooms are simply a fantastic spaces, high ceilings add a touch of charm to the rooms both completed with smart LED lighting, light oak fitted wardrobes with sensor lighting finished with soft grey carpets for warmth and elegance. The natural colour palette creates a sense of calm and relaxation making it easy to personalize. The master bedroom has a smart fitted en-suite shower room.

Both the en-suite shower room and the bathroom 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.





Ground Floor

Approximate Gross Internal Area
Ground Floor = 74.57 sq m / 803 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.

The Coach House benefits from its own private area, which is enclosed with natural fencing and laid with porcelain patio tiles, a perfect place to enjoy a coffee in the morning or wine in the 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.