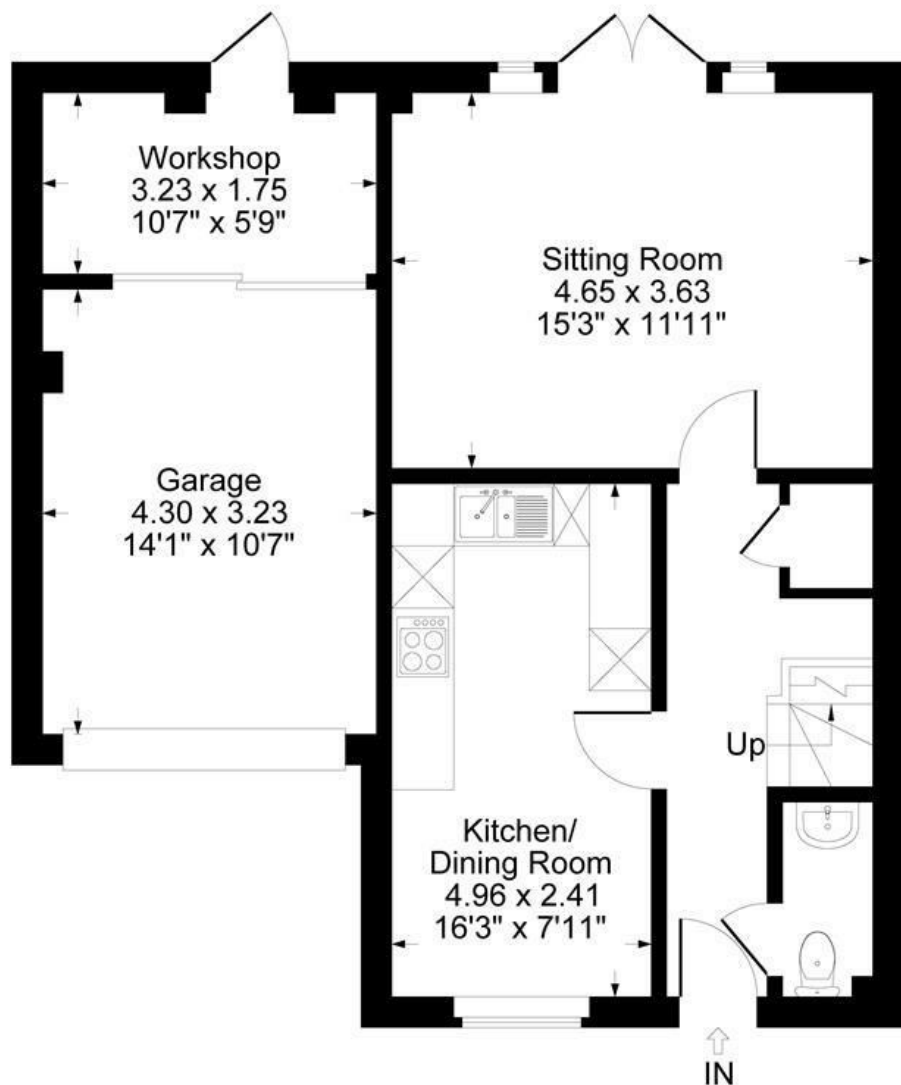


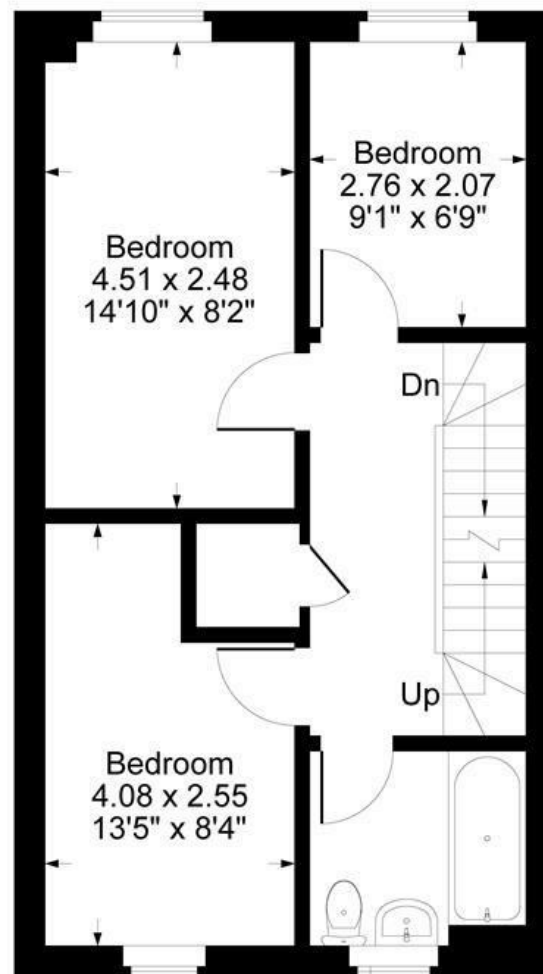


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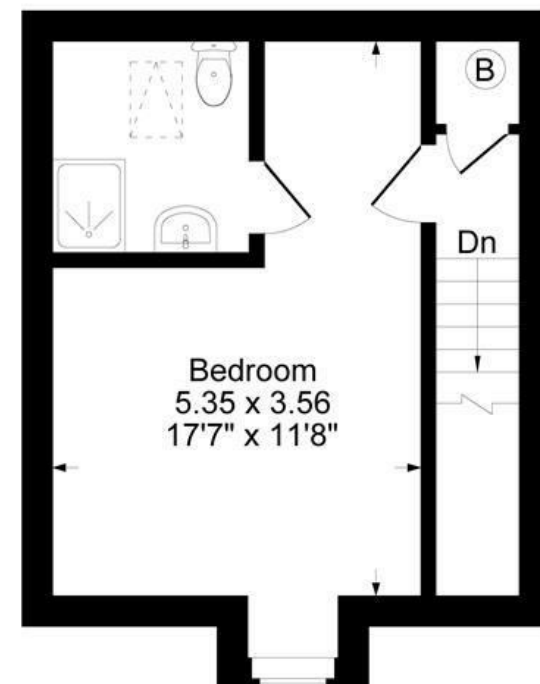
**Evans Way, Chipping Norton**



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area  
 Ground Floor = 40.64 sq m / 437 sq ft  
 First Floor = 40.64 sq m / 437 sq ft  
 Second Floor = 24.69 sq m / 266 sq ft  
 Garage = 20.02 sq m / 216 sq ft  
 Total Area = 125.99 sq m / 1356 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

### **The Property**

Positioned on the edge of Chipping Norton, Toad Hall is a well-proportioned family home offering flexible living space across three floors, with countryside views and convenient access to local amenities.

Steps lead up to the front door, opening into a welcoming entrance hall with a cloakroom and useful under-stairs storage. The kitchen/dining room is well-equipped with integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven, and gas hob. To the rear, the living room enjoys direct access to the garden via patio doors.

On the first floor, there are two double bedrooms, a single bedroom, and a family bathroom with a shower over the bath. The second floor features a cupboard on the landing and a spacious principal bedroom with an ensuite shower room and benefiting from lovely countryside views.

The rear garden offers a mix of patio, lawn, and decking, with gated side access and rear access to the garage. To the front, there is off-street parking for one car in front of a single garage.

Please note: There is a Service Charge of £130.00 per annum payable to Crabtree Property Management for maintenance of the communal areas on the development.

### **Situation**

The property is ideally located opposite a playground and benefits from a nursery within the development itself, making it particularly appealing for young families. A convenience shop is within a five-minute walk, providing easy access to everyday essentials, and Clarkson's farm shop is less than a mile out of town, offering a unique local shopping experience. The bustling historic wool town of Chipping Norton is situated on the edge of the Cotswold Hills between the University City of Oxford, Spa town of Cheltenham & Shakespeare's Stratford upon Avon. It has a range of shopping, social and business facilities including an excellent local theatre, sports centre with indoor pool, lido and a Community Hospital + Health Centre. A Station on the Paddington to Worcester rail line can be found at nearby Kington in addition to a regular bus service from Chipping Norton to Oxford. Local leisure options include a sports club, tennis courts, and attractions like Soho Farmhouse and Daylesford Organic Farm within easy reach.











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