







Garden Room  
3.49 x 2.76  
11'5" x 9'1"

Dn

Sitting Room  
7.28 x 5.06  
23'11" x 16'7"

Bedroom  
3.63 x 2.55  
11'11" x 8'4"

Bedroom  
4.63 x 3.63  
15'2" x 11'11"

Dining Room  
3.41 x 2.22  
11'2" x 7'3"

Kitchen  
3.49 x 3.43  
11'5" x 11'3"

(B)

HWT

Bedroom  
3.60 x 3.45  
11'10" x 11'4"

Garage  
5.06 x 2.87  
16'7" x 9'5"

IN

IN

Ground Floor

Garage

Approximate Gross Internal Area  
Ground Floor = 136.04 sq m / 1464 sq ft

Garage = 14.52 sq m / 156 sq ft

Total Area = 150.56 sq m / 1620 sq ft

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

### **The Property**

Nestled in the heart of Chipping Norton, this modern bungalow presents an opportunity for those seeking a spacious and versatile family home. Boasting three generously sized double bedrooms, one of which features an en suite, this property is designed for comfort and convenience.

The modern kitchen, family bathroom and large light living spaces further enhance the experience and ensure ample facilities for all.

Set on its own land, in a cul de sac location, this detached home offers privacy and tranquillity whilst still being centrally located in Chipping Norton. The expansive driveway provides ample parking space for multiple vehicles, making it ideal for families or those who enjoy entertaining guests.

A standout feature of this property is the garage which holds potential for conversion, subject to planning permission. Additionally there is significant potential to extend and adapt the house, allowing you to tailor the space to your specific needs and desires.

### **The Situation**

This property is within a five minute walk from the supermarket, 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 Kingham 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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