

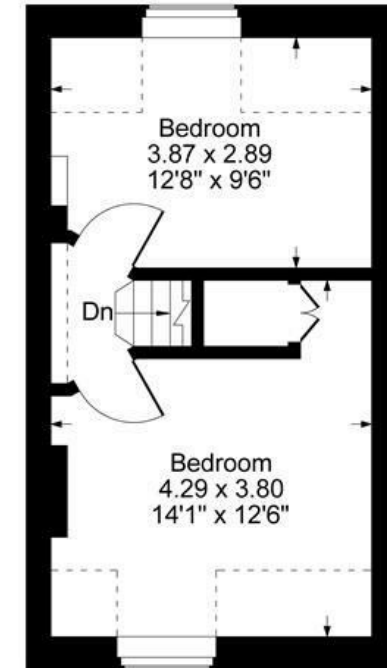
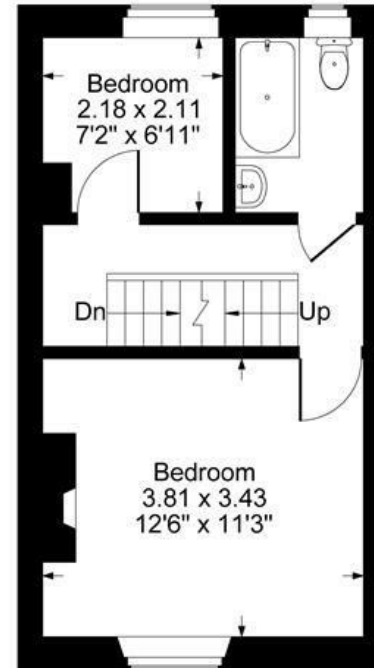
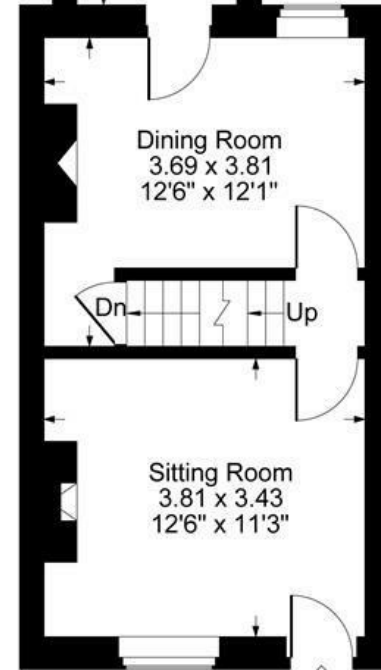
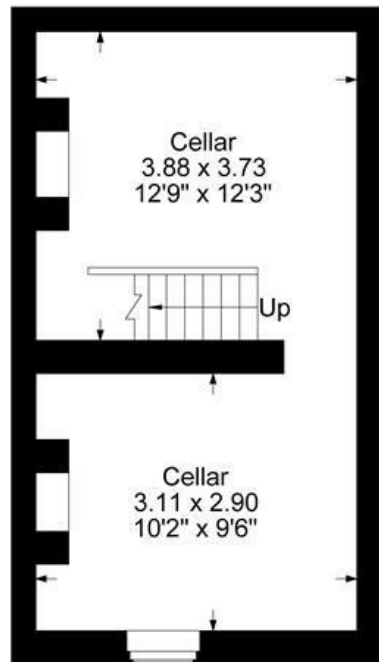
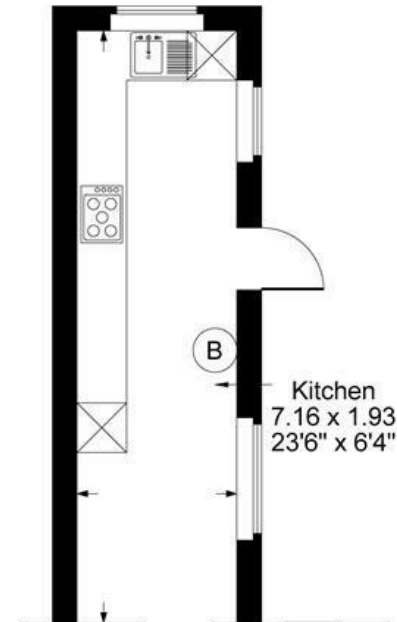


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ESTATE AGENTS

The Leys, Chipping Norton



Approximate Gross Internal Area
Cellar = 28.09 sq m / 302 sq ft
Ground Floor = 42.89 sq m / 462 sq ft
First Floor = 28.09 sq m / 302 sq ft
Second Floor = 28.09 sq m / 302 sq ft
Total Area = 127.16 sq m / 1368 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Cellar

Ground Floor

First Floor

Second Floor

Denotes restricted head height

Property Description

Situated within easy walking distance of the centre of Chipping Norton, this spacious four-bedroom mid-terrace home offers generous accommodation complemented by a beautifully maintained rear garden.

The property is entered via a low-maintenance front garden, leading directly into a welcoming living room. Beyond this is a separate dining room. From the dining room, stairs lead down to a useful cellar comprising two separate rooms, which may benefit from improvement.

To the rear of the property is a fitted kitchen with direct access to the garden. The first floor offers two bedrooms together with a family bathroom, while the second floor provides two further bedrooms.

Externally, the rear garden is a particular feature of the property. Beautifully presented and predominantly laid to lawn. Immediately to the rear of the house is a patio seating area, complemented by a further patio positioned midway down the garden and an additional seating area at the far end, perfectly placed to enjoy views across neighbouring orchards. Enclosed by fencing, the garden provides a private and attractive outdoor space.

Location

Chipping Norton is a thriving and highly sought-after market town located in the heart of the Cotswolds Area of Outstanding Natural Beauty. Renowned for its attractive stone buildings, vibrant community, and excellent range of amenities, the town offers an appealing blend of countryside charm and modern convenience.

The town centre provides an excellent selection of independent shops, cafés, restaurants, pubs, supermarkets, healthcare facilities, and leisure amenities, together with a popular theatre and regular community events. Chipping Norton is also well served by a range of primary and secondary schooling options.

For those who enjoy the outdoors, the surrounding Cotswold countryside offers an abundance of walking, cycling, and riding routes, with many picturesque villages and beauty spots nearby.

The property is conveniently positioned approximately a ten-minute walk from the town centre, allowing easy access to everyday amenities while enjoying a quieter residential setting. The larger centres of Banbury, Oxford, Stratford-upon-Avon, and Cheltenham

are all within reasonable commuting distance, while rail services from nearby Kingham and Banbury provide direct links to London and other major destinations.

Combining historic character, excellent amenities, and stunning countryside surroundings, Chipping Norton remains one of the most desirable locations within the Cotswolds.







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