39 ROCK HILL, CHIPPING NORTON OX7 5BA
GUIDE PRICE £375,000
A THOUGHTFULLY UPDATED DOUBLE FRONTED STONE COTTAGE
WITH OFF ROAD PARKING & A SOUTH FACING COTTAGE GARDEN
SITUATED WITHIN A SHORT WALK OF THE TOWN CENTRE.

GROUND FLOOR: SITTING ROOM/STUDY, DINING KITCHEN WITH CELLAR ACCESS,
UTILITY WITH GAS BOILER, PANTRY, WC.
FIRST FLOOR: LIVING ROOM, BEDROOM, BATH/SHOWER ROOM.
SECOND FLOOR: TWO FURTHER BEDROOMS.

OUTSIDE: OFF ROAD PARKING FOR TWO VEHICLES, SOUTH FACING GARDEN, OUT-BUILDING.

The market town of Chipping Norton is situated on the edge of the Cotswold Hills about twenty miles north of the University City of Oxford and some thirteen miles from the large centre of Banbury. It has a good range of shopping, social and business facilities including an excellent local theatre, a sports centre with indoor pool and a recently constructed Community Hospital. 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.

GROUND FLOOR:
With stable front door to hall area/staircase:

DINING KITCHEN:

SITTING ROOM/ BEDROOM 4/STUDY:

FIRST FLOOR LIVING ROOM:

REAR HALL:
Leading to walk in pantry with window, cloakroom/WC with period style fittings, utility room with plumbing for washing machine & gas central heating boiler, door to rear of property & parking spaces.

With old floor timbers, window seat, chimney breast, staircase to second floor, further access to:
BEDROOM 2:

BEDROOM 3:

OUTSIDE SPACE:

A private south facing cottage garden with paved patio, stone outbuilding & gated path opening to Rock Hill.

BATH/SHOWER ROOM:

SECOND FLOOR LANDING:

BEDROOM 1:
EPC GRAPH:

Approximate Gross Internal Area = 125 sq m / 1345 sq ft
Total = 125 sq m / 1345 sq ft

Cellar
Ground Floor
First Floor
Second Floor

Every effort has been made to ensure these particulars give a fair representation of the property, however we would draw your attention to the following: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Measurements are approximate and any plans provided are not to scale. If any aspect of the property is of particular importance to you, please contact us and we shall endeavor to obtain information.