



40 Main Street

Over Norton, Nr Chipping Norton, Oxfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Quintessential Cotswold Cottage

A charming and beautifully presented 4-bedroom property set in an accessible location



1 RECEPTION ROOM



4 BEDROOMS



2 BATHROOMS



GARAGE AND OFF STREET PARKING



GARDEN



FREEHOLD



VILLAGE



1403 SQ FT



**GUIDE PRICE
£695,000**



The property

40 Main Street is a charming traditional property set in the heart of the village. Mid-terrace, the house is beautifully presented with an excellent balance of accommodation. Set back from the village lane behind iron railings, a short path leads to the front door which opens into the principal reception room which has a wood burning stove and a study area. A door leads into the inner hall with cloakroom and a door into the kitchen/dining room which is extensively fitted with floor and wall mounted units. From the inner hall, stairs rise to two bedrooms and a bathroom. The stairs continue to the second floor where there are two further bedrooms and a shower room.

Outside

The property has a delightful and private terraced garden accessed from both the kitchen/dining room and the parking area at the rear of the house, which has space for a number of cars. This is approached from the Choice Hill Road. There is a secure timber garage/store with power connected.



Location

Over Norton is a delightful village adjoining the popular market town of Chipping Norton. The town is well served by a wide range of amenities, including extensive shopping, doctors and dentists' surgeries, library, renowned theatre, sports and leisure centre and a range of restaurants. Other popular destinations include Stow-on-the-Wold and Burford, and the larger centres of Oxford and Stratford-upon-Avon.



Distances

- Chipping Norton 0.5 of a mile
- Moreton-in-Marsh 9 miles
- Stow-on-the-Wold 10 miles
- Oxford 21 miles

Nearby Stations

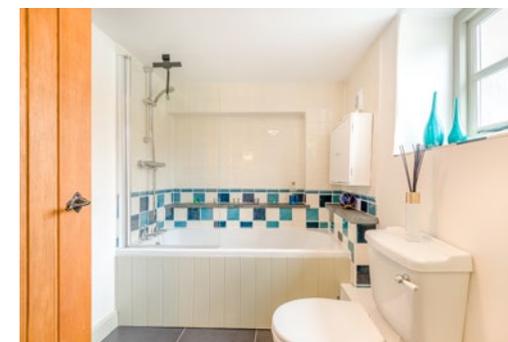
- Kingham 6 miles
- Moreton-in-Marsh 9 miles
- Oxford Parkway 18 miles

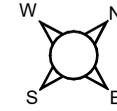
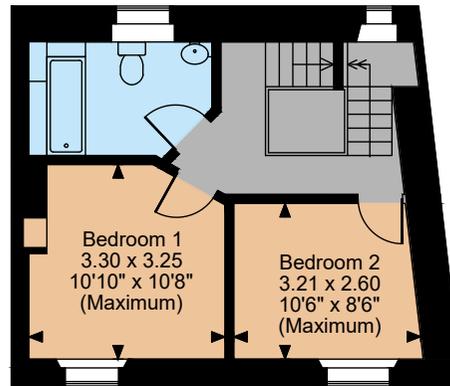
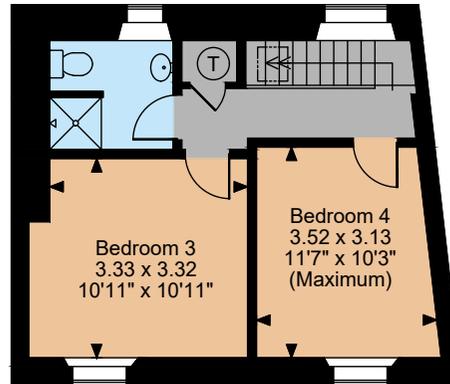
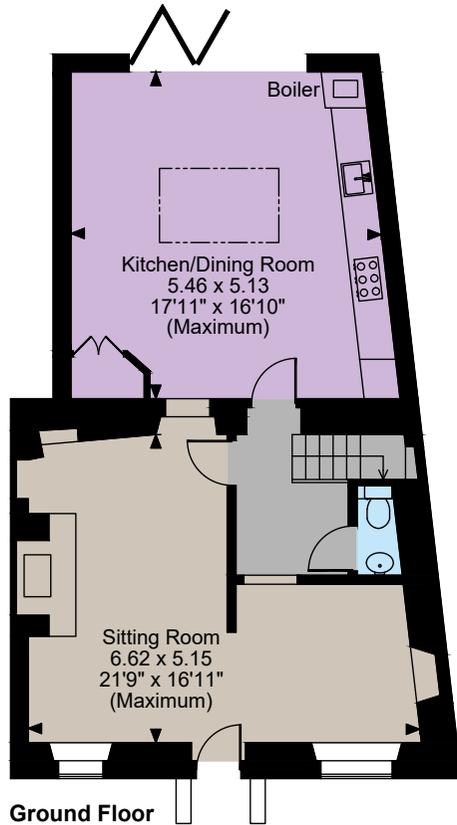
Key Locations

- Soho Farmhouse
- Daylesford Organics
- Chipping Norton Theatre
- Blenheim Palace

Nearby Schools

- Chipping Norton Secondary School
- Kitebrook House
- Kingham Hill





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,403 sq ft (130 sq m)

For identification purposes only.

Directions

Post Code OX7 5PR

From Chipping Norton take the Over Norton Road and 40 Main Street will be found on the left-hand side in the heart of the village identified by a For Sale board.

what3words: ///assist.replayed.rests

General

Local Authority: West Oxfordshire District Council
O1993 861000

Services: Mains water, electricity and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: Band D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. All orders such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves

Moreton-in-Marsh

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