



16 Pearce Drive
Chipping Norton

Mark David
ESTATE AGENTS

16 Pearce Drive, Chipping Norton, Oxfordshire OX7 5HY

This family home is located in quiet position close to the town centre and has far reaching views over open countryside towards Bliss Mill. The lounge backs on to the large rear garden which extends beyond the property line.

There is allocated parking and property has great scope for cosmetic updating and improvements. Being sold with no onward chain.

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvellous range of individual shops, boutiques, cafes, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its grand and thriving Town Hall, the charming and family-friendly Theatre and a new £5m state-of-the-art Health Park including two surgeries, pharmacy and maternity unit built in 2015, all within close proximity to the town centre.

There is also a Sainsbury's, Midlands Cooperative and an Aldi supermarket. There are nurseries, primary schools, a secondary school and numerous churches nearby. Fabulous Cotswold countryside is within easy reach, offering magnificent scenery for walking and riding.



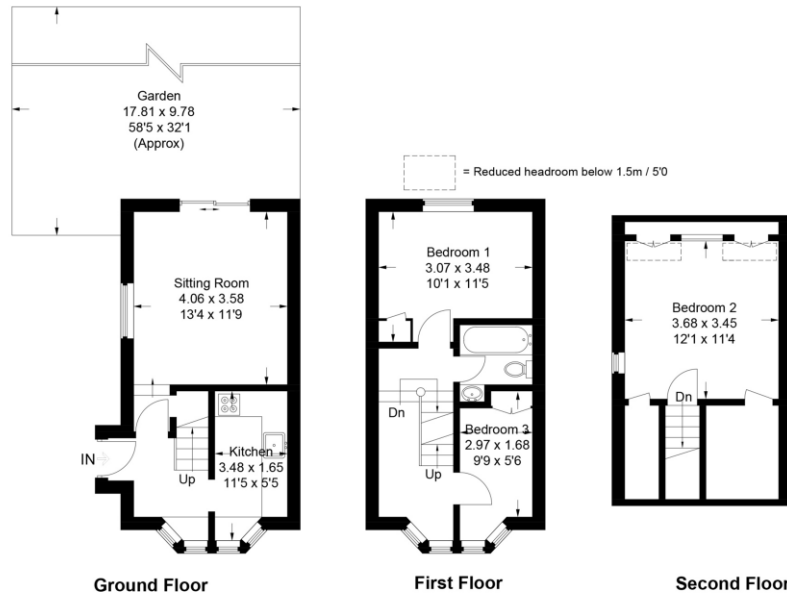


- Three Bedroom Semi-Detached Family Home
- Spacious and Well Maintained Rear Garden
- Neutral Decor
- Quiet Position
- Close to Chipping Norton Town Centre
- Stunning Countryside Views towards Bliss Mill and The Cotswolds
- Great Scope for Updating and Improvements
- Allocated Parking
- Fantastic First Time Buyer or Buy to Let Opportunity
- No Onward Chain

Fixed Price: £220,000



Approximate Gross Internal Area
 Ground Floor = 26.7 sq m / 287 sq ft
 First Floor = 26.7 sq m / 287 sq ft
 Second Floor = 23.4 sq m / 252 sq ft
 Total = 76.8 sq m / 826 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Local Authority

West Oxfordshire County Council
 01993 861420
www.westoxon.gov.uk

Tenure

Freehold

Distances

Road

Banbury c. 13 miles
 Oxford c. 20 miles
 Cheltenham c. 28 miles
 Swindon c. 31 miles
 Birmingham c. 56 miles
 London c. 74 miles

Rail

Charlbury or Kingham to London, c. 1 hour
 BicesterNorth or Banbury to London, c. 1 hour

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