



**The Sycamores, Chipping Norton**

Kingham Rail Station 5.1 miles, Charlbury Rail Station 5.2 miles, Oxford 24 miles, Banbury 15 miles (access to M40 Junction 11), Witney 14.1 miles. (All distances

### **3 The Sycamores At Rock Hill Chipping Norton Oxfordshire OX7 5BA**

**BUILT TO A HIGH ENERGY EFFICIENT  
SPECIFICATION THIS BRAND NEW FOUR  
BEDROOM DETACHED HOUSE SITS IN AN  
ELEVATED POSITION A SHORT WALK FROM THE  
TOWN CENTRE.**

- Brand new energy efficient
- Substantial detached house
- 2587 square foot
- Three reception rooms
- Open plan kitchen/breakfast
- Utility & cloakroom
- Four double bedrooms
- Four bathrooms
- Gardens & parking
- Mature setting

**Guide price £1,300,000**

**VIEWING** Strictly by prior appointment  
through



**Tel: 01608 644 344**

#### **LOCATION**

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including High Street names, boutiques, bookshops and antique shops and other facilities such as a Doctors Surgery, a Theatre, Swimming Pool and Leisure Centre, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (14 miles with M40 link), Oxford (25 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from Charlbury and

Kingham Stations which are both within just over 5 miles (all distances are approximate).



## DESCRIPTION

An opportunity to purchase a brand new substantial detached house. The property will be finished to a high energy efficient specification throughout yet retaining a traditional facade in keeping of the Cotswold area. On purchasing the property in the early stages you will have the opportunity to have a choice of kitchen and bathroom.

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## FINISH & SPECIFICATION

\* Ground source heat pump \* Log burner \* Bespoke kitchen \* Bereco windows & doors \* Electric car charger points \* Mature tree setting \* Timber Framed \* Energy efficient \* Landscaped garden \* Built in natural stone \* Slate roof \* LABC Warranty \* Separate detached double garage car port with a storage room over (having potential to be used as separate home office) \*

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## SERVICES

Mains water, electricity, gas and drainage are connected.

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## LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire

OX28 6NB  
Tel: (01993) 861000

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## TENURE

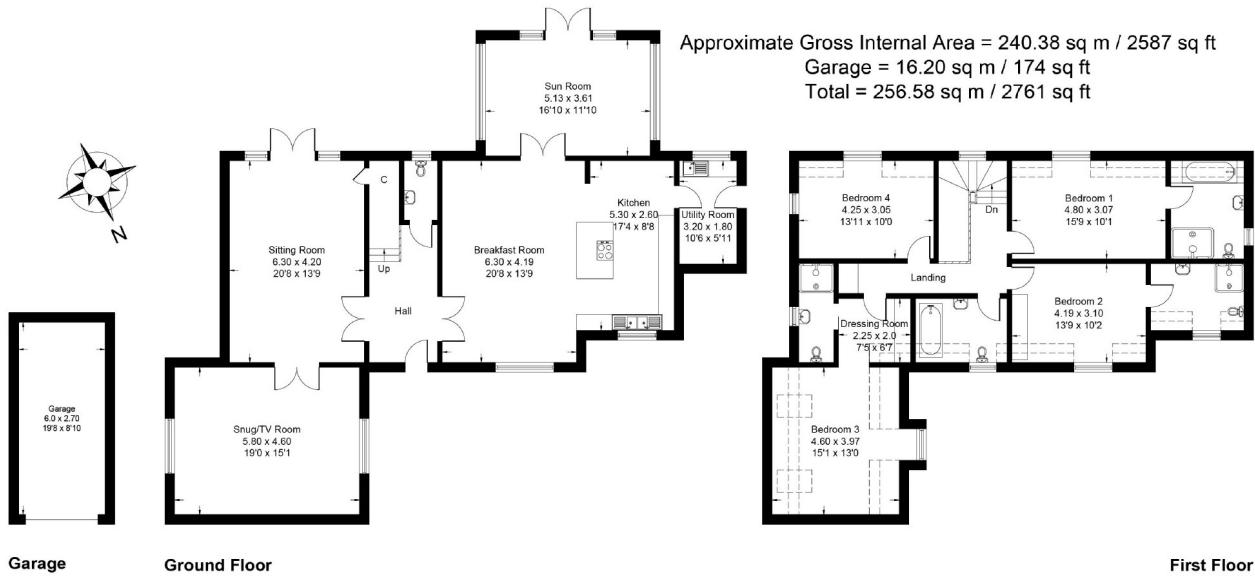
Freehold

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## VIEWING

Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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