



Pearce Drive | Chipping Norton
Price £300,000


DISTINCT
Property Consultants

Beautifully presented three bedroom home with spacious open-plan living, stylish interiors, bay windows and character features.

EPC rating C

- 3 Bedrooms
- Bathroom
- Open Plan Kitchen / Dining Room / Living Room
- Private Garden
- Street Parking
- Solar Panels
- Wood Effect Flooring
- Bay Windows
- Quiet Residential Area
- Easy Access to Local Shops and A44

The accommodation comprises of:

A welcoming entrance leading into a beautifully appointed open-plan kitchen/sitting room featuring modern gloss units, integrated appliances, a gas hob with extractor, microwave and coffee station, and a breakfast bar ideal for casual dining. Wood effect flooring and a bay window in the sitting area add warmth and charm, with space for a sofa and entertainment setup.

To the first floor, there are two bedrooms and the family bathroom.

Bedroom One is a generous double with a feature bay window, soft carpet, and ample space for wardrobes.

Bedroom Two is a single bedroom and currently arranged as a child's room. It would also work well as a nursery or home office.



The family bathroom includes a bathtub with overhead shower, modern tiling, wash basin, and WC.

On the second floor, Bedroom Three is a superb double with sloping ceilings and a charming exposed beam, offering a peaceful retreat with ample floor space for furniture or workspace.

Outside

The rear of the property offers a private garden with a paved seating area and steps leading to a raised section, perfect for enjoying sunshine or al fresco dining. There is on-street parking available to the front of the property.

Neighbourhood

Situated on a quiet and friendly residential street with a mix of traditional and updated homes, offering a sense of community and charm. This location benefits from easy access to local shops and green spaces.

Location

Located in a desirable area with convenient access to amenities including shops, schools, and leisure facilities. The property is within easy reach of the A44.

Chipping Norton has supermarkets and a good range of shops, pubs, restaurants, cafés and a weekly farmers' market, as well as a theatre which also shows films. The local secondary school has a public leisure centre with a gym and swimming pool.

The area around Chipping Norton benefits from gorgeous villages, glorious country walking, fabulous gastro pubs and a range of other attractions, including Jeremy Clarkson's Diddly Squat Farm Shop and Big View café (2 miles); the Rollright Stones (4 miles); Chastleton House National Trust property (5 miles); Daylesford organic farm shop and café (6 miles); and Soho Farmhouse (8 miles).



For further shopping, amenities and entertainment venues, Banbury is 14 miles and Oxford is about 20 miles. Both have a bus service from Chipping Norton. The nearest railway station is five miles away at Kingham, with an alternative option at Charlbury (6.6 miles). The train services run east to Oxford, Reading and London; and west to Worcester and Hereford.

Situation & Property Information

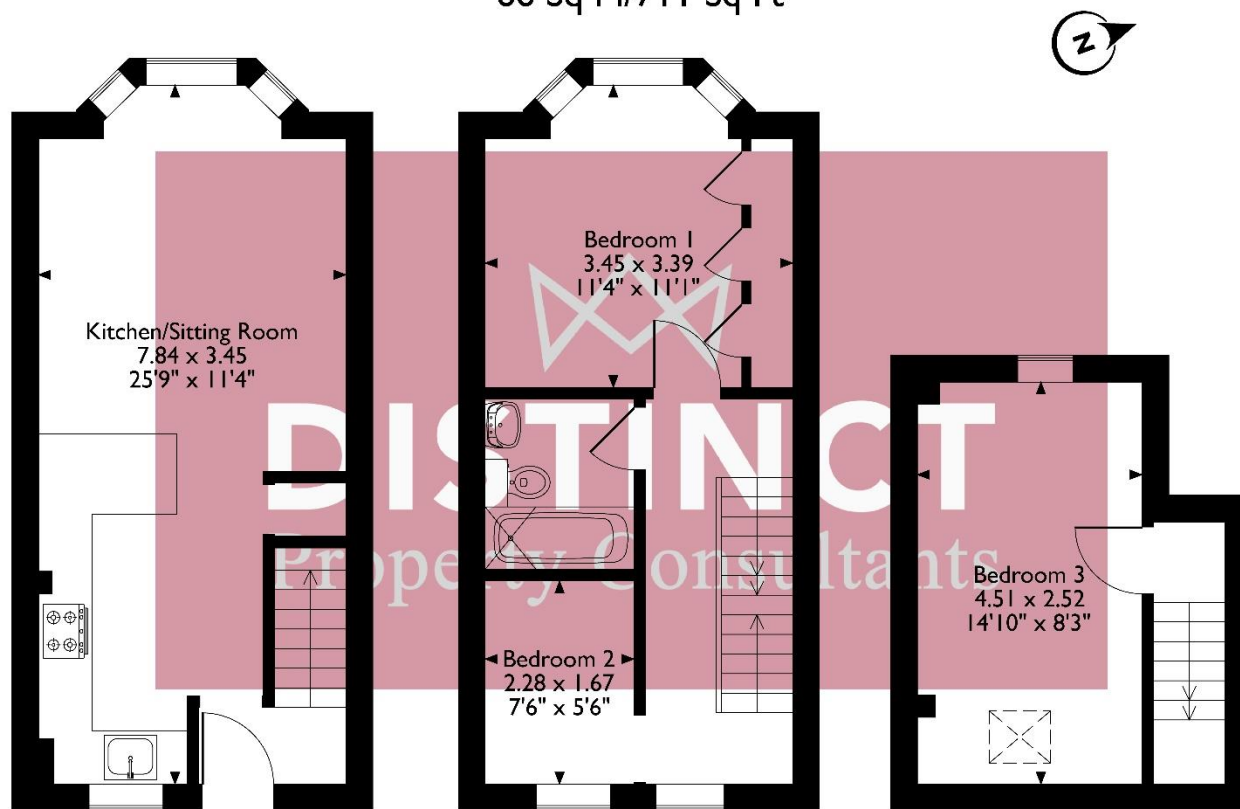
Freehold

Viewings

Strictly by appointment only.



Approximate Gross Internal Area
66 Sq M/711 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

01608 695252

<https://www.distinctpropertyconsultants.co.uk>

Unit 1, London Road, Little Compton, Moreton
In Marsh, Gloucestershire, GL56 0FR
Email: hello@distinctpropertyconsultants.co.uk



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