



Lewis Road | Chipping Norton  
Price £475,000

Spacious four/five-bedroom family home, with kitchen, living and dining room, garage, study, parking for several cars and good size landscaped south-west facing garden with countryside views.

EPC rating D

- Four / Five Bedrooms
- Living / Dining Room
- Kitchen
- Downstairs Cloakroom
- Study
- Garage
- South-West Facing Garden
- Parking for Several Cars
- Countryside Views
- Quiet Residential Street

**The accommodation comprises of:**

A tiled porch with double-glazed window to the side and glazed internal door leading into a welcoming hallway with laminate flooring and stairs rising to the first floor. To the left, we find a study which offers access to the garage, while a further door leads into the bright and airy living/dining room with wood-effect flooring, wood burner, and French doors opening to the rear garden.

The well-equipped kitchen features a range of units, a five-ring Beko hob, fan-assisted double oven and grill, porcelain 1.5 bowl sink with mixer tap, extractor fan, built-in dishwasher, and space for an American-style fridge-freezer and wine cooler. There are windows to the rear and side, and a glazed UPVC door leading to the garden.

A downstairs WC includes tiled flooring and splashback, low-level WC, vanity unit with wash basin and mixer tap, frosted double-glazed window, and mirror.

Also accessed from the hallway is a versatile downstairs bedroom, currently used as a gym, with a window to the front and a frosted-glass double-glazed side door. It would



make an ideal guest room, home office, or additional double bedroom.

There is an additional understairs storage cupboard in the hallway.

Upstairs, the bright landing has a frosted window for natural light.

There are two double bedrooms to the left – one front-facing and one rear-facing.

At the end of the landing is the master bedroom overlooking rear garden, which includes a private en-suite shower room with a shower enclosure, wash basin, and low-level WC.

Bedroom four is located to the right of the landing and enjoys breathtaking countryside views across to Bliss Mill. This room also benefits from a built-in wardrobe.

#### **Outside**

The south-west facing rear garden is beautifully landscaped with a tiled patio seating area, lawn, and a secondary section laid with gravel and raised decking – ideal for outdoor entertaining. There are three wooden outbuildings: one smaller shed and two larger sheds/outbuildings. The front of the property is fully gravelled, offering off-street parking for several vehicles.

#### **Neighbourhood**

Lewis Road is a quiet residential street with a mix of family homes and bungalows, great views, offering a peaceful and friendly environment with easy access to local green spaces and countryside walks.

#### **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); 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

Council tax band C — West Oxfordshire District Council –  
Band D - £2,344.73 for tax year 2024-2025

#### **Viewings**

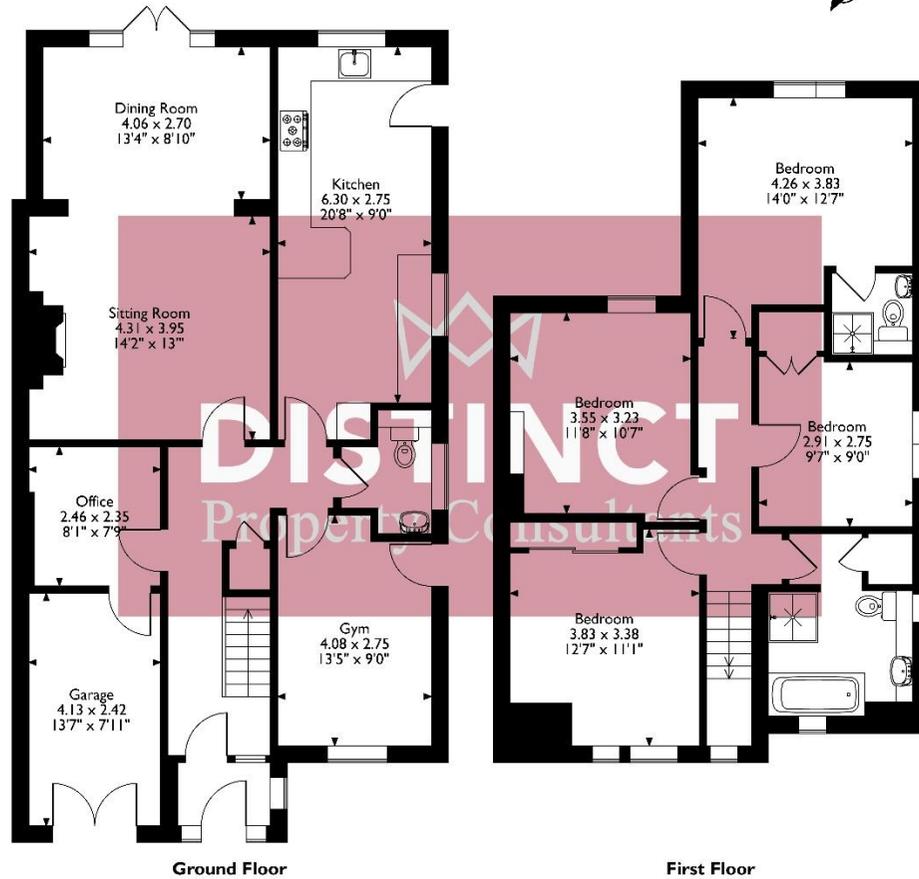
Strictly by appointment only.

#### **Reservation Agreement**

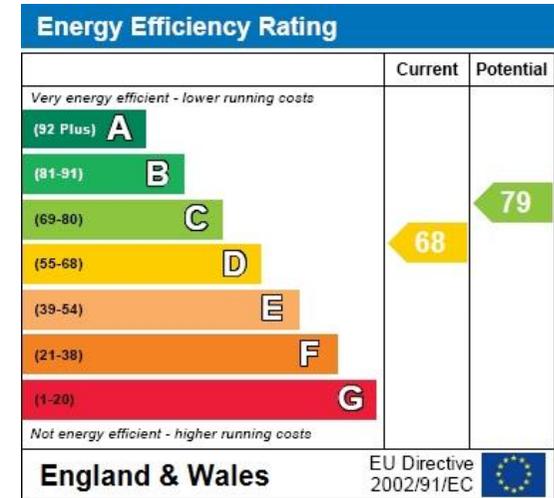
A Reservation Agreement is available with this property to provide security once your offer has been accepted. Please ask us for more information.



Approximate Gross Internal Area  
162 Sq M/1744 Sq Ft



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.



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