



93 Burford Road

Chipping Norton, Oxfordshire, OX7 5EE



ROUND & JACKSON
ESTATE AGENTS





An individual four bedroom detached family home with spacious accommodation and large gardens to the front and rear located on this highly sought road on the edge of the town.

The property

93 Burford Road, is a superb detached family house which is located in prominent position on the edge of town and within walking distance of all amenities. The property is pleasantly set back from the road and has a private front garden and a driveway with parking for several vehicles. To the rear there is a large and private garden which is laid to lawn and has a variety of established trees and shrubs and a paved patio adjoining the house. Within the garden there is a useful brick built garden room which could be used as a home office or studio. The accommodation is arranged over two floors and on the ground floor there is an entrance porch, a large hallway, a cloakroom/WC, a sitting room with an open fireplace, a separate dining room and a large and well equipped kitchen/breakfast room. On the first floor there is a central landing, a master bedroom with an en-suite shower, three further double bedrooms and a family bathroom which is fitted with a smart modern suite. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Main entrance door to front, tiled flooring, door to hallway.

Hallway

A spacious and welcoming hall with a staircase to the first floor, an understairs store cupboard and doors to the cloakroom, sitting room and kitchen/breakfast room.

Sitting Room

A spacious reception room with a central fireplace, a window to the front and double doors to the dining room.

Dining Room

A separate dining room with a window to the rear and a door to the kitchen/breakfast room.

Kitchen/Breakfast Room

A large open plan room with tiled floor and windows and a door to the rear garden. The kitchen is well fitted with a range of modern wall cabinets and base units and drawers with granite work surfaces and splashbacks and a central island unit. There are two inset sinks, a five ring hob with extraction hood over and space for a fridge-freezer and washing machine. Integrated appliances include a dishwasher, two ovens, a microwave/oven, a steamer, a plate warmer and a coffee machine.

Cloakroom/WC

Wash hand basin and low level WC.

First Floor Landing

A large and light landing with space for a study area and doors to all first floor accommodation.

Master Bedroom

A double room with a window to the rear, a range of fitted wardrobes and an en-suite shower.

Bedroom Two

A double room with a window to the front, fitted wardrobes and a wash hand basin.

Bedroom Three

A double room with a window to the front, fitted wardrobes and a wash hand basin.

Bedroom Four

A double room with a window to the rear, a fitted wardrobe and a wash hand basin.



Family Bathroom

A large bathroom, beautifully fitted with a modern suite comprising a panelled bath, a wash hand basin, a separate shower cubicle and a low level WC. Attractive tiling to walls and a window to the rear.

Outside

To the front of the property there is a large lawned garden and driveway which provides parking for many vehicles and gives access to the garage. Within the garden there is a variety of established trees, shrubs and well stocked flower and plant borders. There is a large, private garden to the rear which is predominantly laid to lawn with a paved patio adjoining the house. There is a variety of established trees and shrubs and within the garden there is useful brick built room which could be used as a home office or garden room. To the side there is a useful covered area.

Garage

A larger than average garage with power and light connected, an up and over door to the front and a window to the side. There is also an electric vehicle charging point.

Tenure

A freehold property.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.



Situation

Chipping Norton is widely known as the gateway to the Cotswolds. The charismatic and historical market town centre has a wide range of individual shops, boutiques, cafes, public houses, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its thriving town hall, the multi arts theatre and a superb health park including two surgeries, a 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 as is Soho Farmhouse and Bamford Wellness Spa.

Directions

From the town centre proceed southward via Market Street and into West Street then turn left at the mini roundabout into Burford Road. Continue past the school where the property will be found on your right hand side after approximately 300 yards.

Services

Mains water, electricity and gas connected. Drainage via septic tank..

Local Authority

West Oxfordshire District Council. Tax band F.

Asking Price £750,000

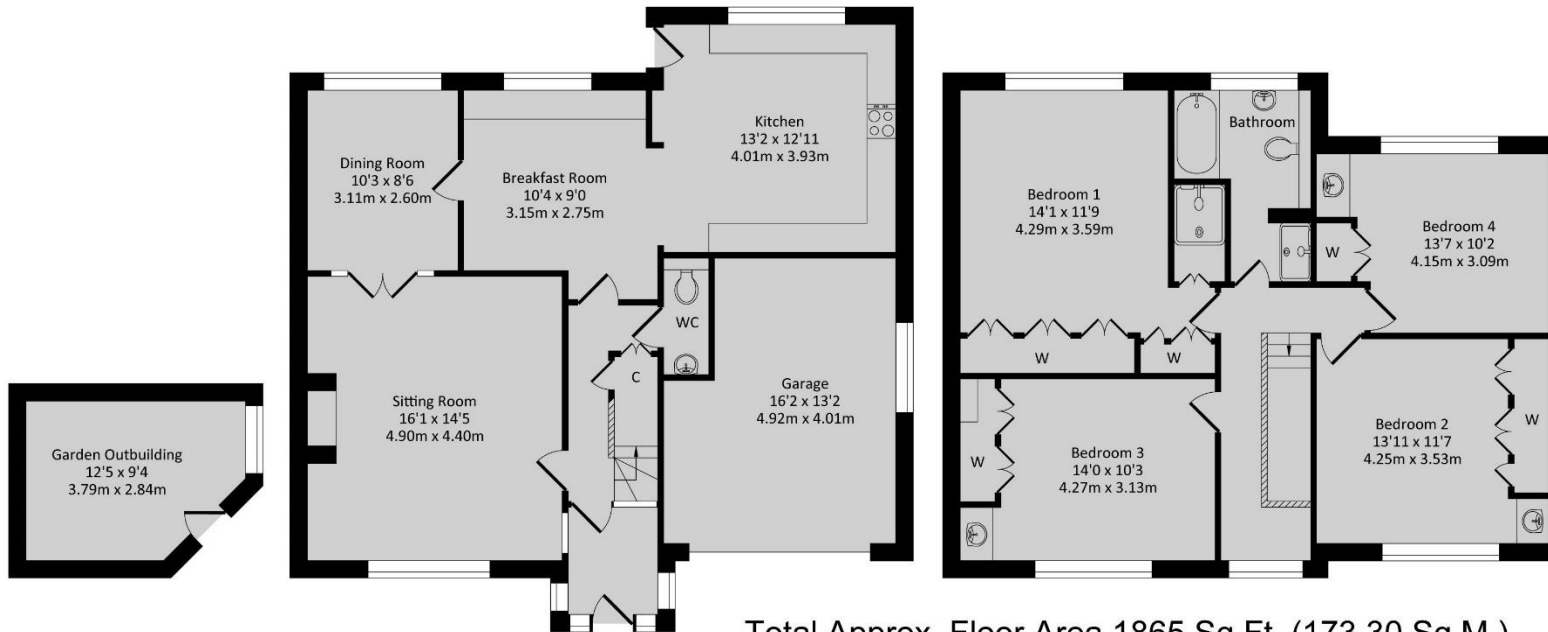


Garden Outbuilding
Approx. Floor
Area 101 Sq.Ft.
(9.40 Sq.M.)

Ground Floor
Approx. Floor
Area 939 Sq.Ft.
(87.20 Sq.M.)



First Floor
Approx. Floor
Area 825 Sq.Ft.
(76.70 Sq.M.)



Total Approx. Floor Area 1865 Sq.Ft. (173.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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. 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. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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