

established 200 years

# Taylor & Fletcher



**1 The Sycamores**  
Rock Hill, Chipping Norton, OX7 5BA  
**Guide Price £675,000**



# 1 The Sycamores

Rock Hill, Chipping Norton, OX7 5BA

*\* THE SYCAMORES LAST 2 PLOTS REMAINING ON THIS SMALL BESPOKE DEVELOPMENT \* A FANTASTIC OPPORTUNITY TO PURCHASE THIS BRAND NEW FOUR BEDROOM DETACHED HOUSE, BUILT TO A HIGH ENERGY EFFICIENT SPECIFICATION AND SITTING IN AN ELEVATION POSITION A SHORT WALK FROM THE TOWN CENTRE.*

## 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 and Boutique Cinema, 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 fantastic opportunity to purchase a brand new substantial detached house. The property is finished to a high energy efficient specification throughout yet retaining a traditional Cotswold stone facade in keeping of the Cotswold area. Ready to move into with flooring fitted thought.

## FINISH & SPECIFICATION

\* Air source heat pump \* Bespoke kitchen  
\* Bereco windows & doors \* Under Floor Heating Throughout \* Electric car charger

point \* Mature tree setting \* Energy efficient \* Landscaped garden \* Rainwater Harvester \* Built in natural stone \* Slate roof \* Lead detailing \* LABC Warranty \* American Oak flooring, carpets and tiles fitted\*

## ACCOMMODATION

### GROUND FLOOR

Canopy porch - door to

Sitting Room - American white oak flooring, window to front, under stairs cupboards, pocket door to

Inner Hall - stairs rising to first floor with new carpet fitted.

Cloakroom - vanity unit with WC and basin inset, window to side.

Kitchen Diner - Two windows to rear, French doors to side, Fairford Porcelain Ice White units with Appolo stone work surfaces and upstands, built in fridge freezer, integral dishwasher, inset stainless steel sink, electric fan oven and induction hob., plumbing and drainage for washing machine.

### FIRST FLOOR

Galleried Landing - hatch to loft, Velux window.





Bedroom 1 - window to front, new carpet fitted.

En-suite Shower Room - Tiled floor, walk in shower, vanity unit with inset basin and WC, tiled floor, tiled walls, anti-mist mirror with light and blue tooth speaker.

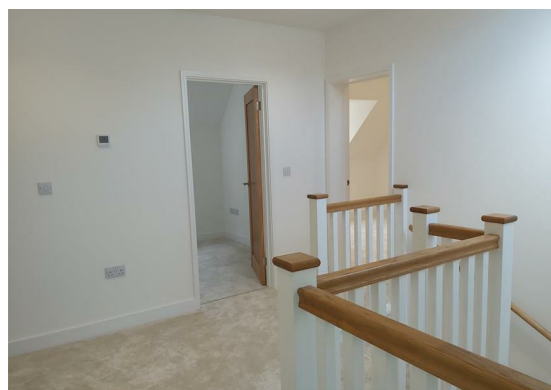
Bedroom 2 - Window to rear, two Velux windows to rear., new carpet fitted.

En-suite Shower Room - walk in shower, vanity unit with basin and WC inset, anti mist mirror with light and shaver point.

Bedroom 3 - Window to front, new carpet fitted.

Bedroom 4 - Window to front, new carpet fitted.

Family Bathroom - Vanity unit with WC and basin, anti mist mirror with light and shaver point, bath with shower over.



## 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.

## DIRECTIONS

WHAT3WORDS

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## OUTSIDE

The property is approached via a gravel drive with parking for 2 cars to the side of the property. Single garage with up and over door to front, housing the heating system.

The rear of the property is laid to lawn with a paved patio area, outside tap and side access to the rain water harvester.

## LOCAL AUTHORITY

West Oxfordshire District Council

Woodgreen

Witney

Oxfordshire

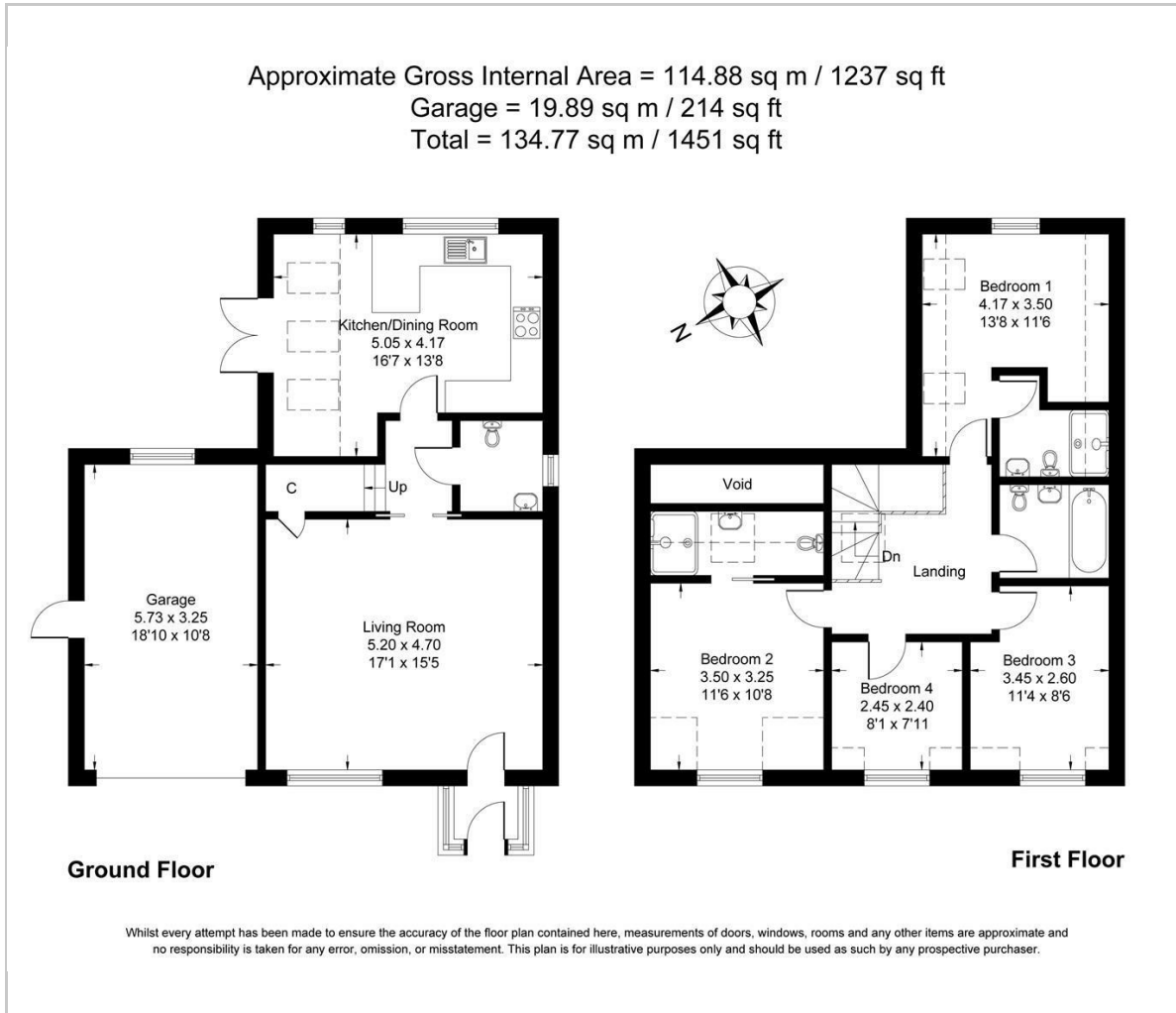
OX28 6NB

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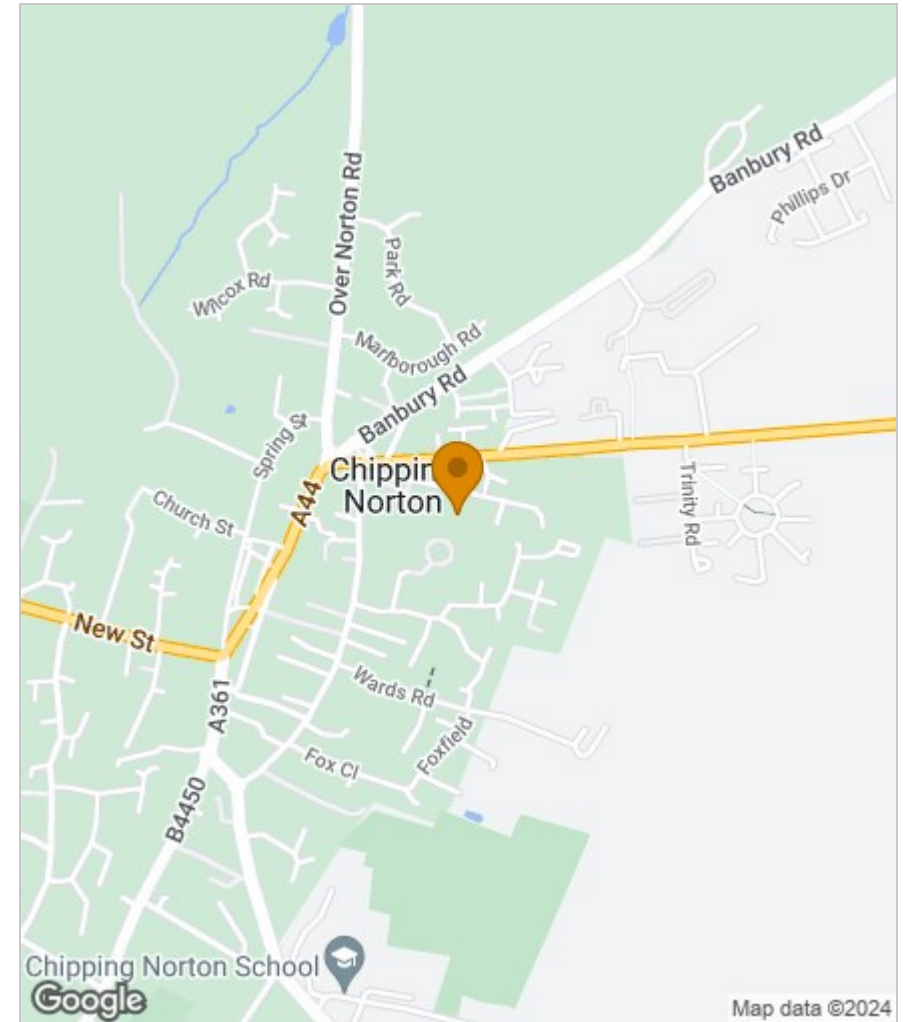
## TENURE

Freehold

## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	