

established 200 years

# Tayler & Fletcher



Cotswold Hills Country Park, Hook Norton Road  
Chipping Norton, OX7 5TE  
**Guide Price £169,950**



## Cotswold Hills Country Park, Hook Norton Road , Chipping Norton, OX7 5TE

A 2 bedroom single storey holiday Lodge occupying a corner position overlooking countryside views. This is a great opportunity to purchase a going concern as it has been recently been run as a successful holiday let business. Fees for 2024 have been paid.

### Location - Chipping Norton

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 National and Independent Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, excellent Primary and Secondary Schools and electric vehicle charging points in New Street, car park. It is conveniently situated, being within easy travelling distance of Banbury (12.9 miles with M40 link), Oxford (19.7 miles), Witney (15.5 miles), and Stratford-upon-Avon (22vmiles). Main line train services to London (Paddington) are available from Charlbury (6.6 miles) and Kingham (5.3 miles). (All distances are approximate). The town is also within easy reach of Soho farmhouse.

### Description

The Gallops is a beautifully presented holiday lodge occupying a corner position which offers stunning countryside views and is located on the select Cotswold Hills Country Park in Chipping Norton. This Savannah model lodge offers a great investment opportunity to purchase as a going concern as it has been successfully run as a holiday let business by the current owners. It would also make an ideal lock

up and leave second home set in a desirable location.

The home comprises of a hall, open plan lounge with doors leading to a large decking area, kitchen with integrated appliances, two double bedrooms, one with a walk in wardrobe and en suite shower room, and a separate family bathroom. A furniture package of 2 beds, a sofa in the lounge and bar stools are included in the sale.

Externally the home has a spacious decking area which makes the most of the stunning views and also benefits from off road parking.

### Site Facilities

Cotswold Hills Country Park is located on the outskirts of Chipping Norton and currently has 65 touring pitches all with electric hook ups, there is a purpose built building housing washing facilities with heated shower/toilet facilities with disabled access and communal laundry. The site is accessed via security coded barriers and CCTV is in operatoin.

### Fees

The home is classed as a leasehold on a 99 year lease with 98 years remaining ( Start date 01/09/2022)  
Annual Site fee is currently £3,757.75.  
FEES FOR 2024 HAVE BEEN PAID.





### Fixtures & Fittings

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### Local Authority - West Ox Dis Council

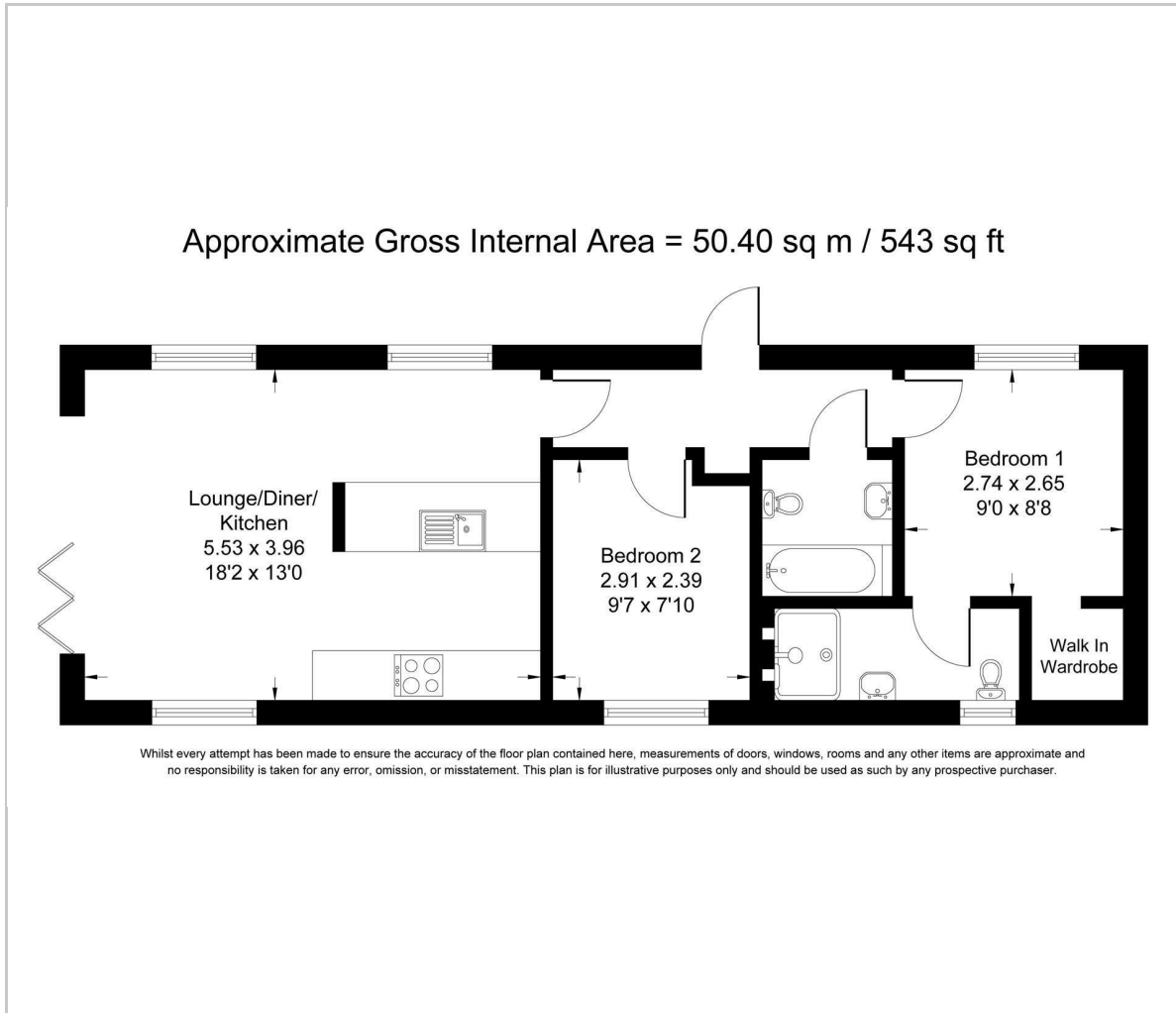
West Oxfordshire District Council,  
Woodgreen, Witney, Oxfordshire OX28  
6NB (Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### Services - Chippy

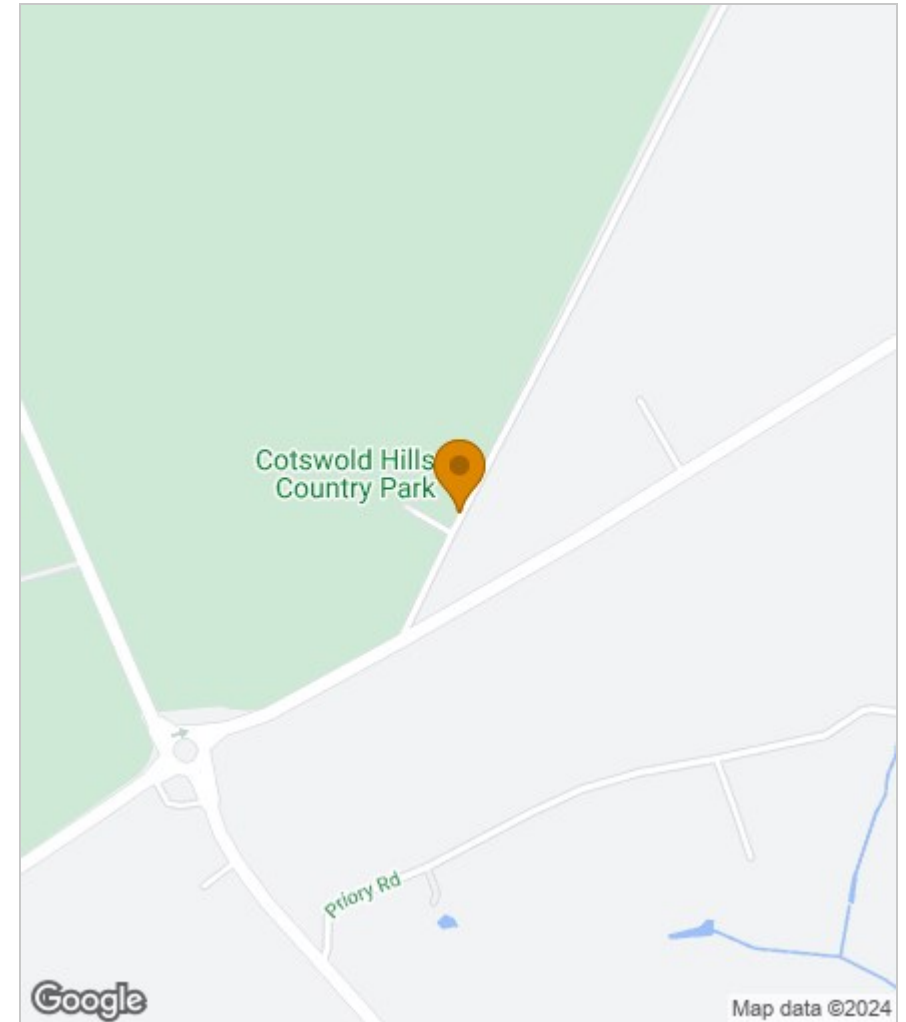
Electricity, LPG (Liquid Petroleum Gas ),  
water and mains drainage are connected.  
to the property



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	