

established 200 years

# Taylor & Fletcher



16 Pearce Drive  
Chipping Norton, OX7 5HY  
**Guide Price of £285,000**



## 16 Pearce Drive

### Chipping Norton, OX7 5HY

*This home is located in a peaceful position offering ideal access to the town centre with far reaching views over open countryside towards Bliss Mill. The lounge overlooks the large rear garden which extends beyond the property line.*

#### Location

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvellous range of individual shops, boutiques, cafes, hotels as well as retail, commercial and leisure facilities. The town also boasts a new £5m state-of-the-art Health Park including two surgeries, pharmacy and maternity unit built in 2015, all within close proximity to the town centre. There is a variety of supermarkets including Sainsbury's, Midlands Cooperative and an Aldi supermarket. There are nurseries, primary schools located within the stunning Cotswold countryside offering magnificent scenery for walking, riding and other country pursuits.

#### Description

This family home is located in a peaceful position close to the town centre and has far reaching views over open countryside towards Bliss Mill. The lounge looks out over the large rear garden which extends beyond the property line, offering scope to extend (subject to the necessary planning consents)

#### Ground Floor

The ground floor mainly comprises of an entrance hall offering access to the kitchen and to the lounge via a few steps. The lounge is bright and airy and

has a feature fireplace with surround and French doors offers access to the remarkably spacious garden. The kitchen has a range of shaker style wall and base units and is also in beautiful condition.

#### First Floor

The first floor landing gives access to a single bedroom, a double bedroom and the well appointed white suite family bathroom complete with feature basin and splashback.

#### Second Floor

Stairs lead to the main bedroom with storage cupboards either side of the stairwell

#### Outside

One parking space is located to the side of the property. There is gated access to the well stocked rear garden mainly laid to lawn with fencing to perimeters.

#### Services

All mains services are connected to the property

#### Local Authority

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





### Tenure

The property is Freehold

### Fixtures and 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.

### Viewings

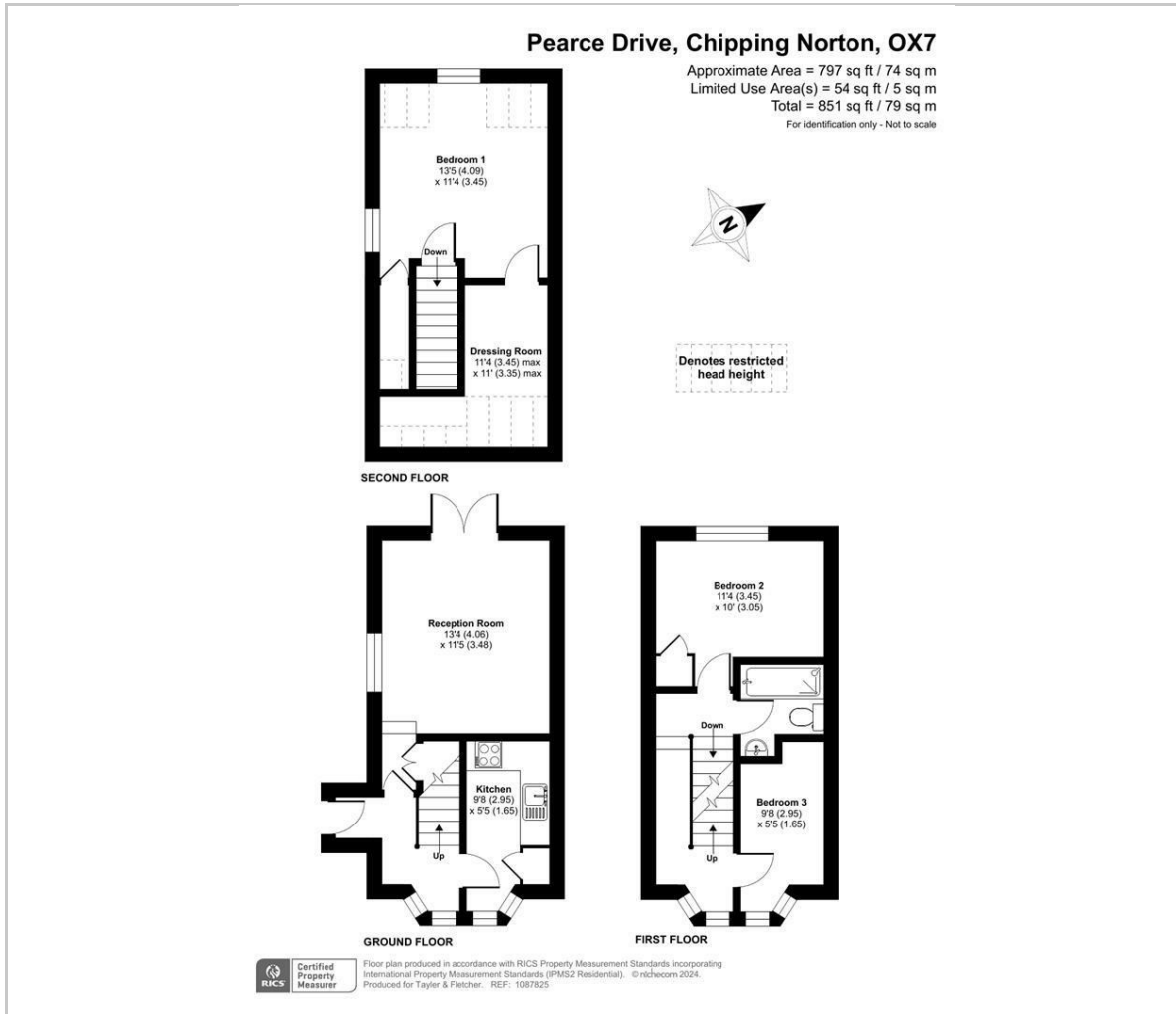
By prior telephone appointment. Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

### Council Tax

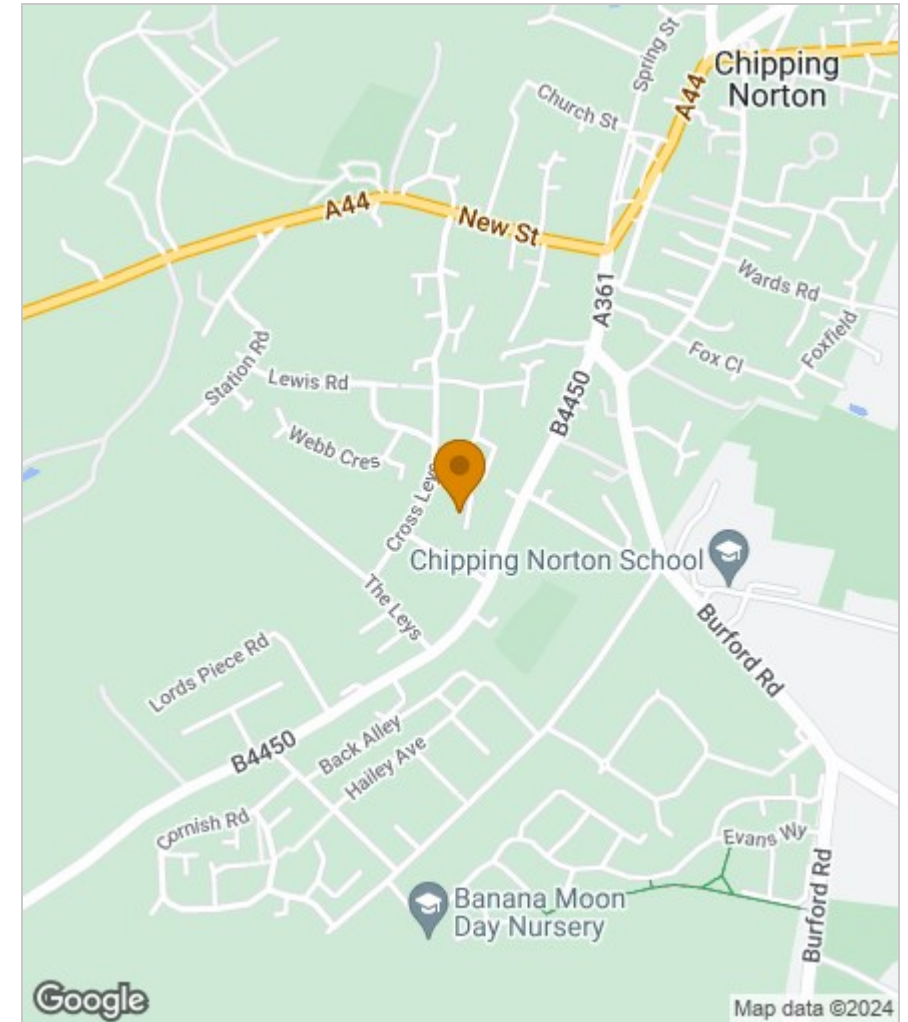
Council tax Band C £1982.69



## 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	