

established 200 years

# Taylor & Fletcher



47 Lords Piece Road  
Chipping Norton, OX7 5HT  
Guide Price £375,000



## 47 Lords Piece Road

Chipping Norton, OX7 5HT

*A four bedroom detached bungalow nicely positioned on the fringe of the town. Stunning views over countryside to Bliss Mill. Garage conversion to provide a fourth bedroom and utility room. Available as an end of chain purchase.*

### Description

Lords Piece Road is a four bedroom bungalow ideally placed for access into Chipping Norton and has the most stunning view across countryside to Bliss Mill. The accommodation mainly comprises of a lounge, kitchen, bathroom and separate W/C, four bedrooms and utility/store area. The garden has a beautiful pergola entertaining area at its centre, the remaining garden is partially laid to lawn with fencing to perimeters. The former garage has been subject to a conversion and comprises of one of the aforementioned bedrooms and utility area. The front garden is laid to lawn with driveway parking for two vehicles alongside.

### 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.

### Porch

Covered porch with window to side

### Bedroom/study

Door from porch and window to front

### Sitting/Dining room

Bright and airy space with two windows to the front. Door to lounge and utility.

### Kitchen

A range of matching base and wall units, stainless steel sink, laminated roll top work surfaces. Door to lounge, side access and inner hallway. Window to side.

### Utility Area

French doors leading to side garden with attractive patio feature. Door to lounge.

### Bathroom

Frosted window to side, white suite with tiled walls. Bath with shower over.

### Bedroom 1

Spacious double bedroom accessed from the inner hall. Window to rear. Views over to Bliss Mill.

### Bedroom 2

Double room with window to rear. Views to Bliss Mill.





### Bedroom 3

Single bedroom with small cupboard. Window to side.

### W/C

Separate from the bathroom. LLWC and window to side.

### Rear Garden

Attractive timber pergola feature highlighting a pleasant seating area to take in the stunning view. Partially laid to lawn. Further patio area. Fencing to perimeters and timber shed.

### Front garden and driveway

Laid to lawn with driveway parking for two vehicles. Lawned area offers option to convert to additional parking if required.

### Services

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### Local Authority

West Oxfordshire District Council,  
Woodgreen,  
Witney, Oxfordshire OX28 6NB  
( T e l : 0 1 9 9 3 8 6 1 0 0 0 )  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### Council Tax

Council Tax Band D £2,230.53  
(2023/2024)

### Viewing

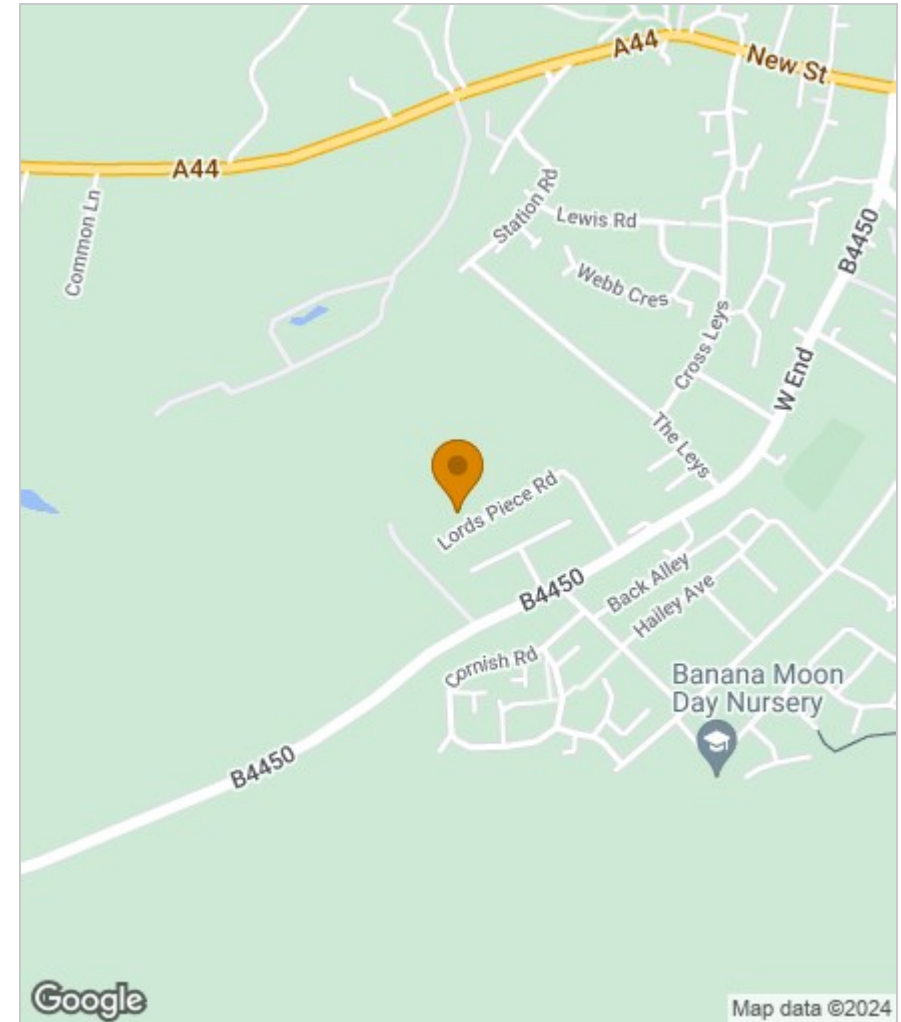
Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



## 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		69	
(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	