

established 200 years

Tayler & Fletcher



Arboury House Worcester Road
Chipping Norton, OX7 5XS
Guide Price £1,000,000



Arbours House Worcester Road

Chipping Norton, OX7 5XS

BEAUTIFULLY APPOINTED DETACHED HOUSE FINISHED TO A HIGH SPECIFICATION THROUGHOUT SITTING ON THE OUTSKIRTS OF CHIPPING NORTON AND ENJOYING A PLEASANT GREEN OUTLOOK TOWARDS THE COMMUNITY ORCHARD IN A PRIVATE SETTING.

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

The approach to the property is by way of a long private driveway that serves four properties constructed in the year 2000. Arbours House offers extremely well appointed accommodation arranged over two floors. Briefly this home comprises of four reception rooms and a kitchen/diner with electric AGA on the ground floor, and five bedrooms two en-suite on the first floor along with the family bathroom, all in exceptional order. The mature grounds are a real pleasure with no less than three patio entertaining areas along with

a mature lawn and a wide array of shrubbery and flora. The garden has a view of the Chipping Norton Community orchard and is not overlooked. The double garage is situated to the right of the property and has electric doors and cars chargers. The loft area here would be an ideal office (subject to the necessary planning consents).

ACCOMMODATION

GROUND FLOOR

The ground floor encompasses a hallway, lounge, remarkable extended and vaulted garden room, cloakroom, dining room and study. The beautifully appointed kitchen/diner has access to a utility room and both give access to the garden.

FIRST FLOOR

The first floor is home to five double bedrooms two of which are en-suite and the family bathroom. All the en-suite and bathroom are replacement since the property was constructed. All rooms are of a neutral decor and have broad appeal.

OUTSIDE

The garden is largely laid to lawn with three patio entertaining areas and attractive planted borders. Fully fenced to perimeters. The LPG recessed tank is located underground. There is solar panels on the roof for electricity and hot





water. The double garage is to the right of the property is a large roof space for storage or potential conversion

SERVICES

LPG Gas, Electricity, Water and Drainage are connected. LPG Gas-fired central heating. Solar panels.

COUNCIL TAX

Council Tax band G. Rate Payable for 2024/ 2025 £3907.89

LOCAL AUTHORITY

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

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.

VIEWING

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

DIRECTIONS

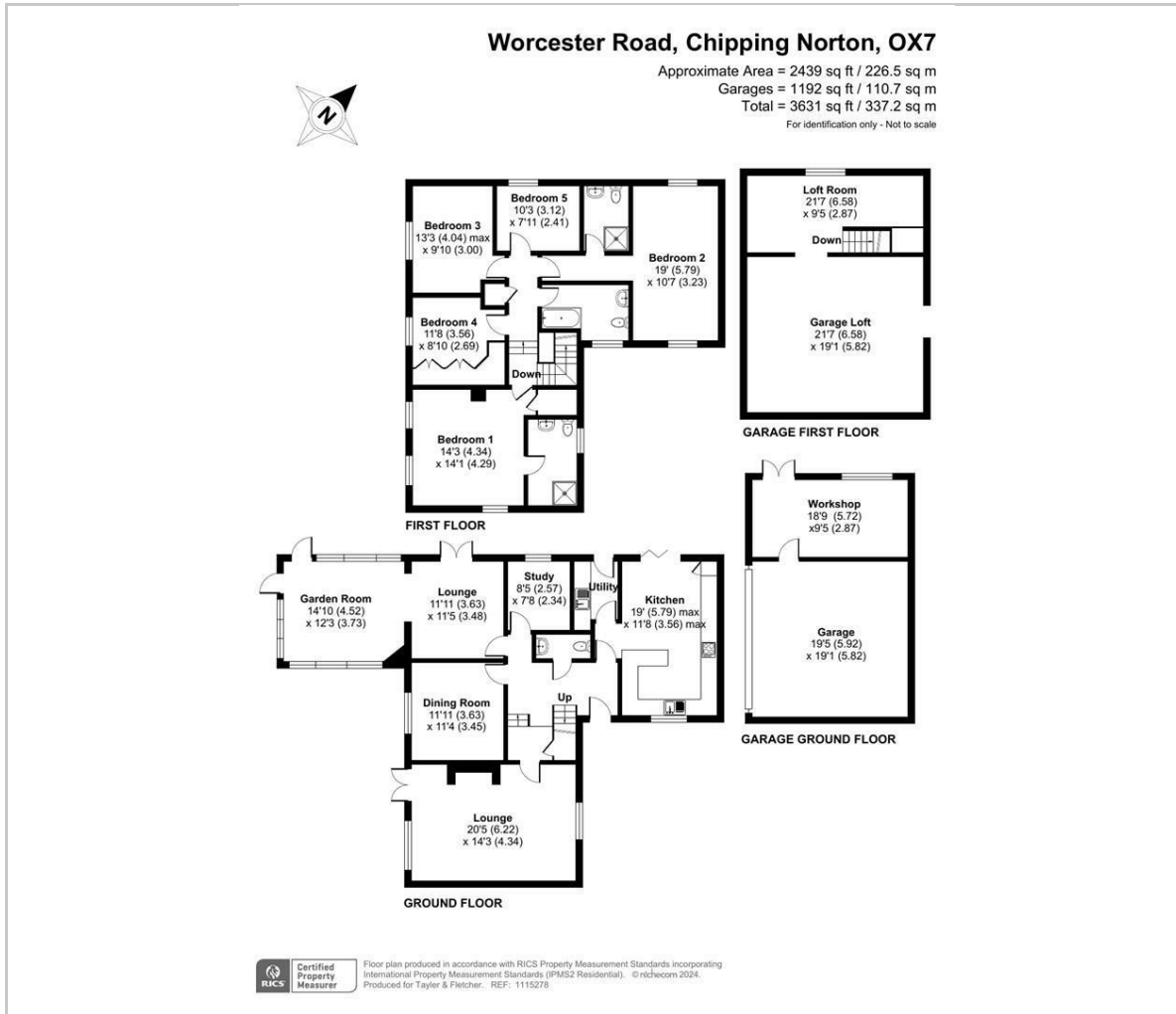
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From Tayler and Fletcher Office at Finsbury House, New Street, Chipping Norton, OX7 5LS turn right and continue down West Street, past the playground on the right hand side and continue onto Worcester Road, Turn right into Elmsfield

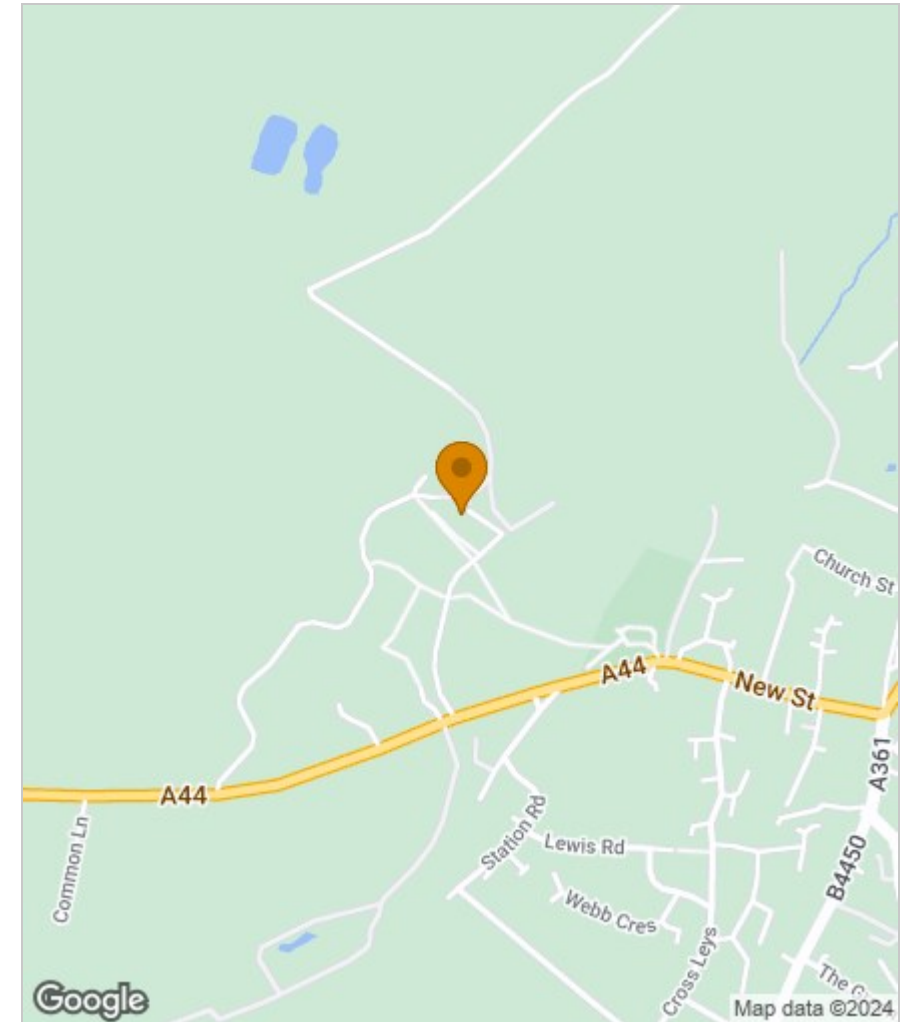
Farm Road and continue along the lane, past the cemetery on your left and then continue past the community orchard which is also on your left. On reaching the end of the lane bear left into the cul de sac and Arboury House is the last property situated at the end.



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	89	89
(81-91)	B		
(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	