

established 200 years

# Taylor & Fletcher



3 The Moat

Kingham, Chipping Norton, OX7 6XZ

Guide Price £550,000



### 3 The Moat

Kingham, Chipping Norton, OX7 6XZ

*A two bedroom link-detached modern bungalow nicely positioned within a courtyard setting in the rural sought after Cotswold village of Kingham. Mainly comprises of a spacious lounge/diner, kitchen, bathroom and two double bedrooms. conservatory to the rear overlooking the garden mainly laid to lawn. Garage and parking. End of chain.*

#### LOCATION

Kingham, village has a shop, along with a primary school and the Kingham Plough public house and Wild Rabbit. The acclaimed Daylesford Organic Farm Shop is three miles away, whilst Soho farmhouse is a 20-minute drive. The nearby towns of Chipping Norton and Stow-on-the-Wold offer shopping and recreational facilities for most daily needs. 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

3 The Moat is a link-detached bungalow nestled within a small select development within the highly sought after village of Kingham. The situation is

within a small courtyard opposite two barn conversions and is available as an end of chain purchase.

#### ACCOMMODATION

The accommodation mainly comprises of an L shaped lounge/diner with fireplace, kitchen, bathroom and two double bedrooms. There is a large conservatory to the rear of the bungalow overlooking the rear garden, mainly laid to lawn with wall and fences to perimeters. The garage is larger than average and is attached to the property to the left.

#### 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.

#### SERVICES

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

#### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB





(Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

Council Tax band D. Rate Payable for  
2024/ 2025 £2290.52

### VIEWING

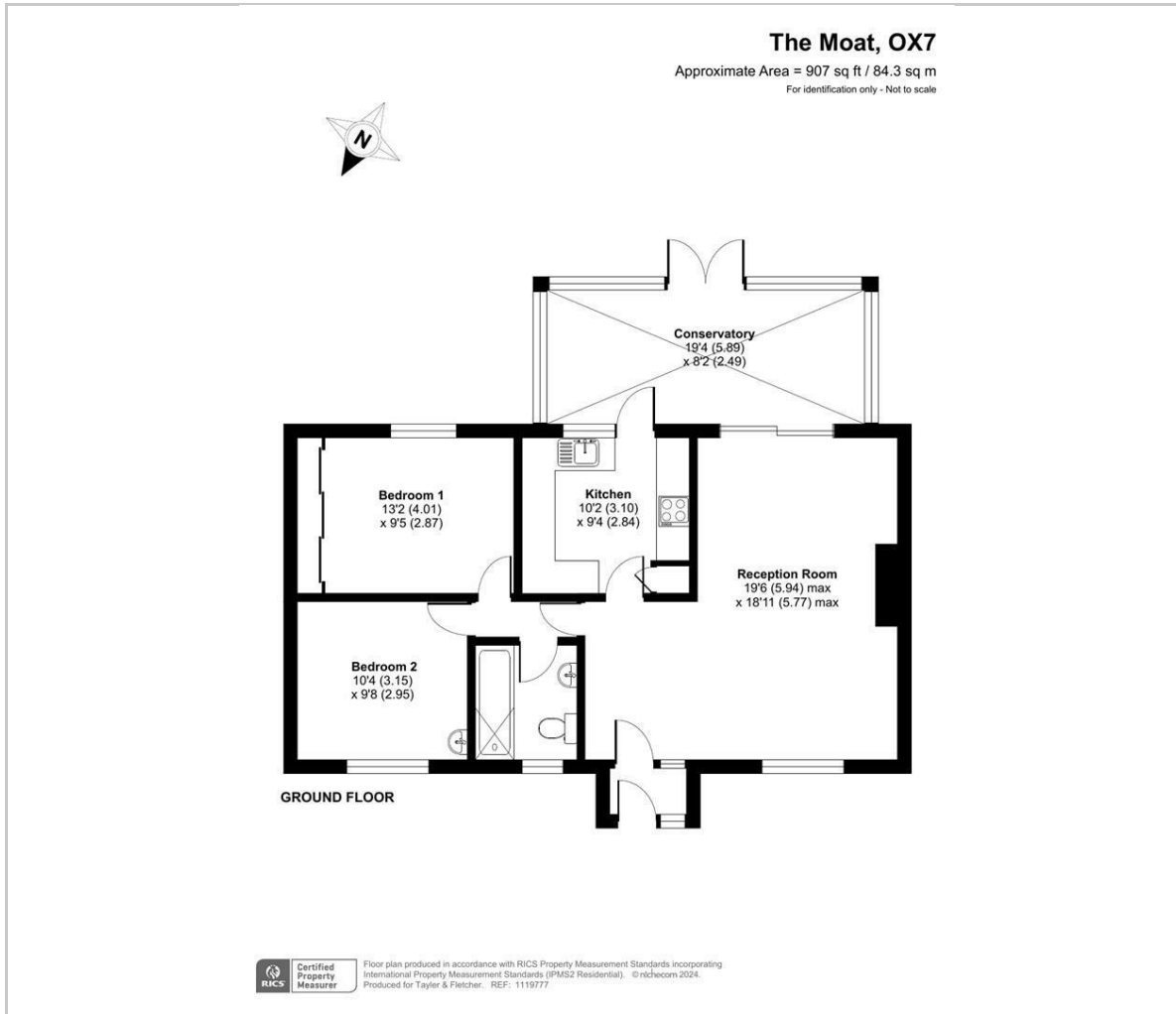
Viewing is strictly via the Sole Agents  
Tayler and Fletcher and prospective  
purchasers should satisfy themselves as  
to the accuracy of any particular point of  
interest before journeying to view.

### DIRECTIONS

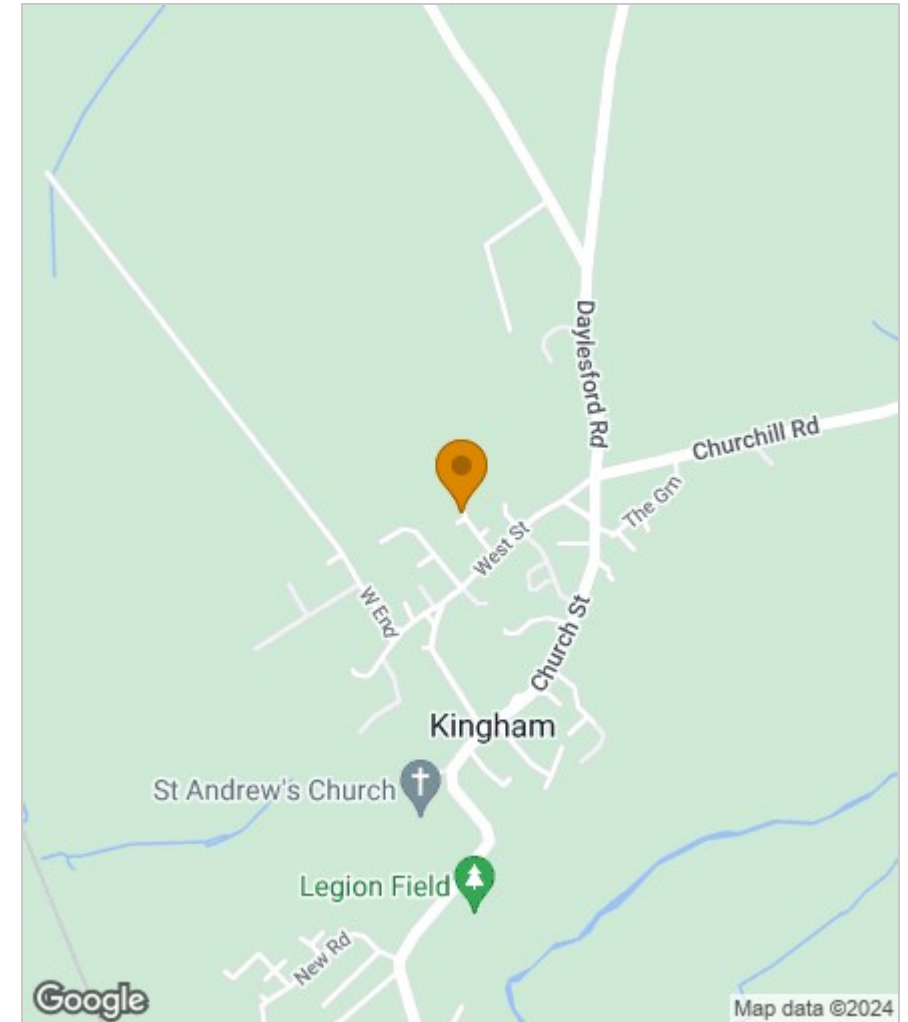
WHAT3WORDS  
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## Floor Plan



## 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.

