

established 200 years

Tayler & Fletcher



23-25 Burford Road
Chipping Norton, OX7 5EB
Guide Price £525,000



23-25 Burford Road Chipping Norton, OX7 5EB

This cottage is located on the Burford Road and offers easy access to the centre of town. The property has been subject to many improvements in recent years. Accommodation spanning three floors with three bedrooms and one bathroom one shower room being the main accommodation. Generous tiered garden mainly laid to lawn with wall and fencing to perimeters. Parking for one vehicle.

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

A charming character cottage with accommodation arranged over three floors offering a wealth of period features with exposed stone and timberwork. The accommodation mainly comprises of a lounge, living room, kitchen and shower room on the ground floor. The first floor is home to two double bedrooms, and the second floor an attractive vaulted bedroom with exposed beams, bathroom and dressing/study area. The garden is mainly laid to lawn also with a patio

feature. There is one parking space to the front of the house.

ACCOMMODATION

GROUND FLOOR

Lounge with feature fireplace, living room with feature fireplace, kitchen with access to the garden, ground floor shower room.

FIRST FLOOR

On the first floor are two double bedrooms.

SECOND FLOOR

Vaulted double bedroom on the second floor along with newly fitted bathroom and dressing/study area.

OUTSIDE

The garden is mainly laid to lawn also with a patio feature. There is one parking space to the front of the house.

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

COUNCIL TAX

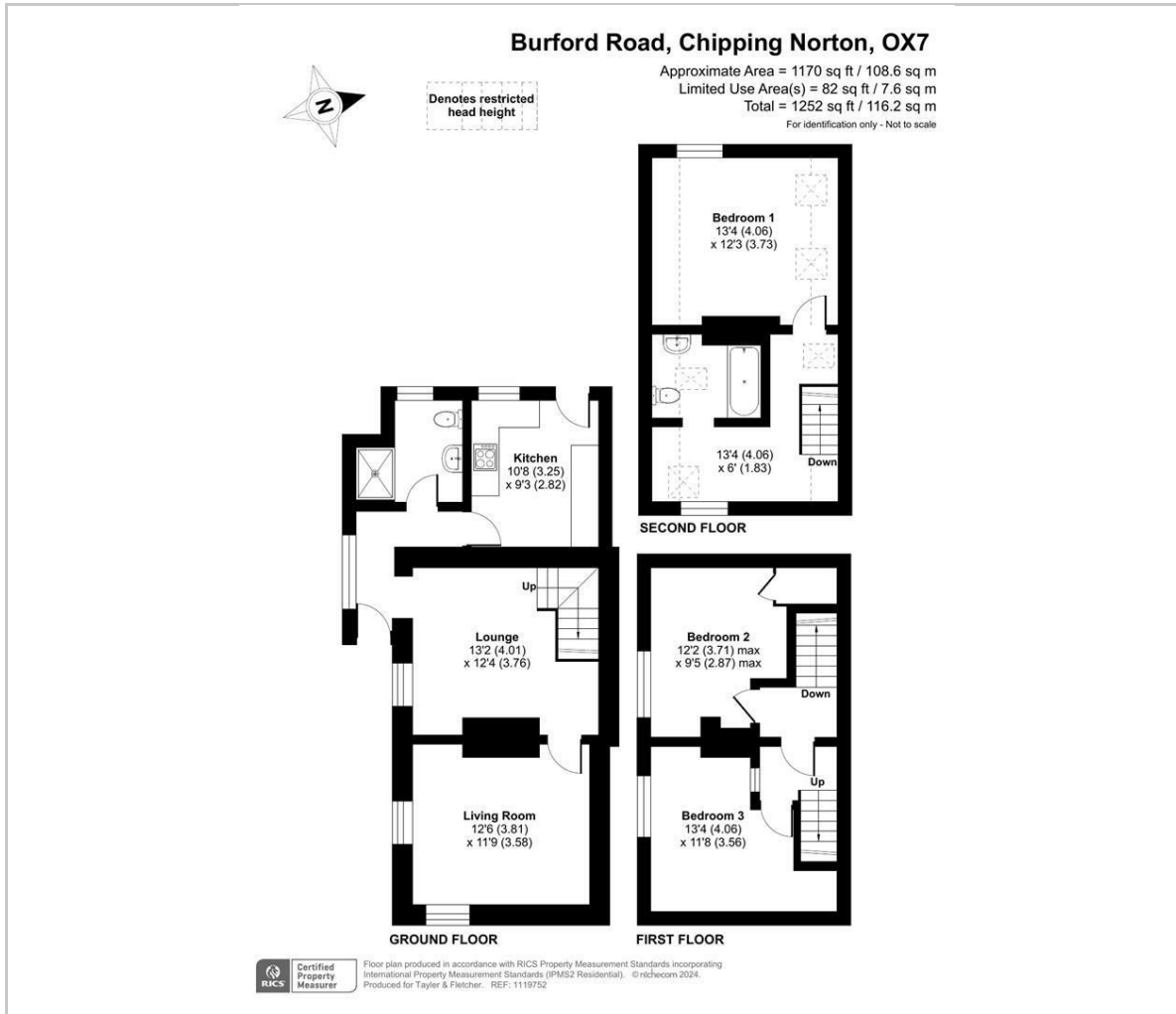
Council Tax band D. Rate Payable for 2024/ 2025: £2344.73

VIEWING

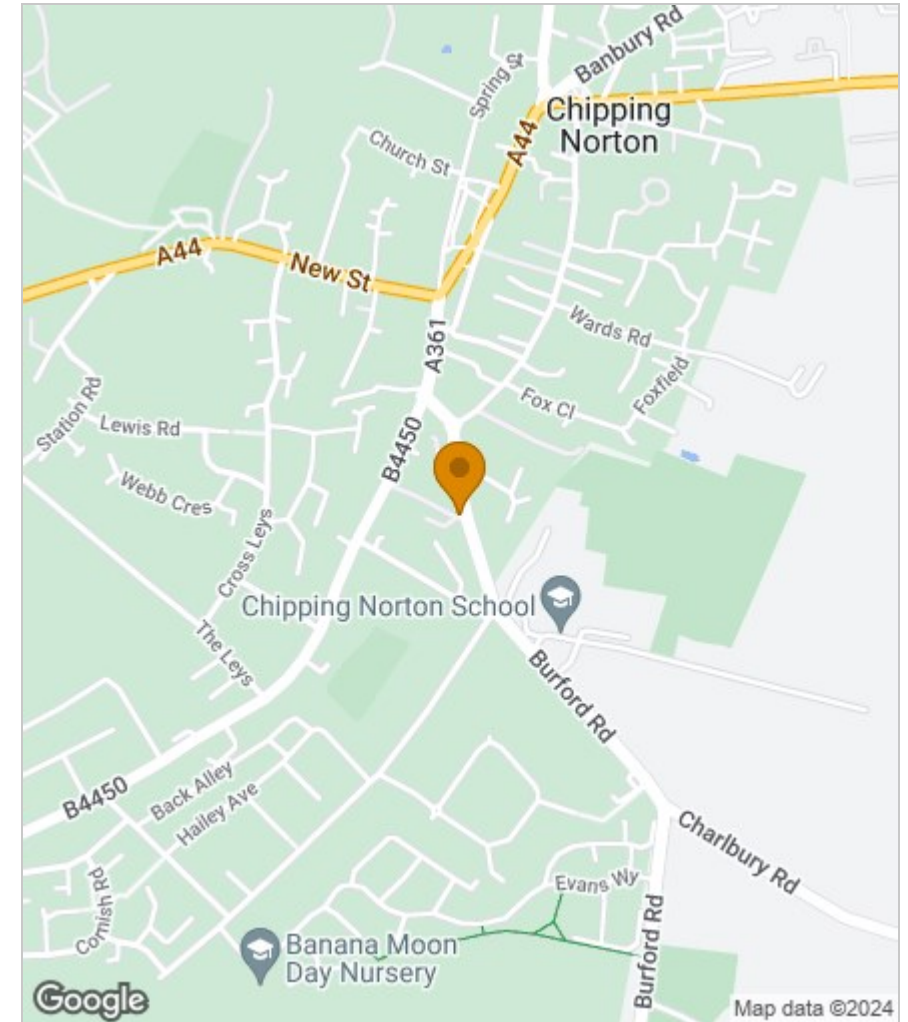
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	53	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	