

established 200 years

# Taylor & Fletcher



Arch Cottage, 13 White Hart Mews  
Chipping Norton, OX7 5FB  
Guide Price £200,000



## Arch Cottage, 13 White Hart Mews

Chipping Norton, OX7 5FB

*White Hart Mews is a period conversion of a former inn and is located within the heart of the town. The accommodation is arranged over two floors, with the kitchen off the lobby upon entering. The stairs lead to the landing serving the double bedroom, bathroom and attractive lounge with a bright and pleasant ambiance. The property will be available as end of chain.*

### 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

This immaculate maisonette property boasts an ideal location in the town centre of Chipping Norton and is perfect for those who enjoy the convenience of town living. Situated in close proximity to public transport links, local amenities, and the centre, this property offers easy pedestrian access to everything you need.

### ACCOMMODATION

The front door leads to a lobby with access to the kitchen. Stairs lead up to the landing serving the lounge, double bedroom and bathroom.

### OUTSIDE

Single parking space.

### 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 B. Rate Payable for 2024/ 2025 £1823.68

### LEASEHOLD INFORMATION

Lease term : 125 years with 107 year remaining.  
Annual Service charge 2024 : £2,200 Per Annum





Ground Rent: £200 Per Annum

Restrictions: No holiday lettings permitted

### 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.

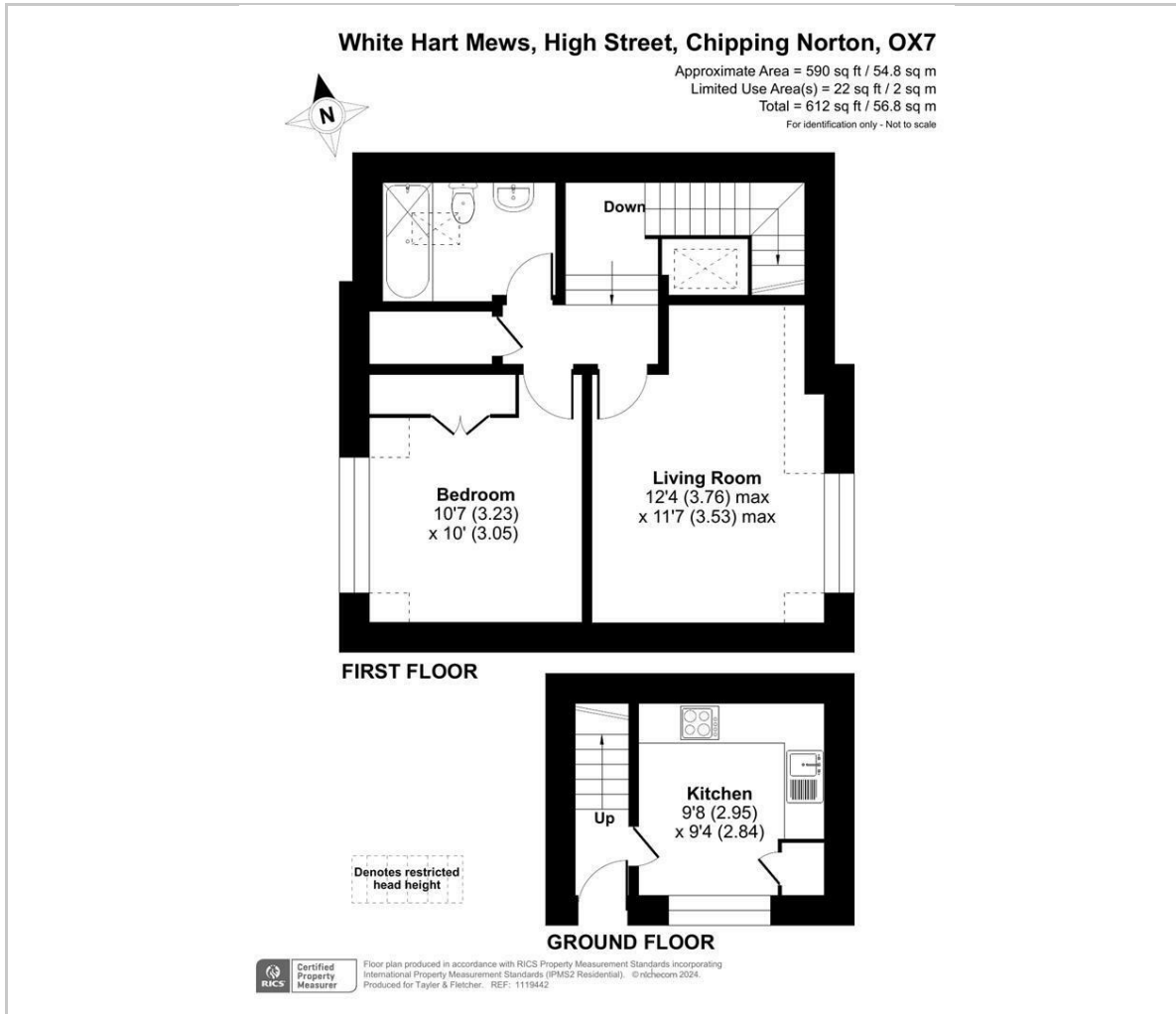
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WHAT3WORDS

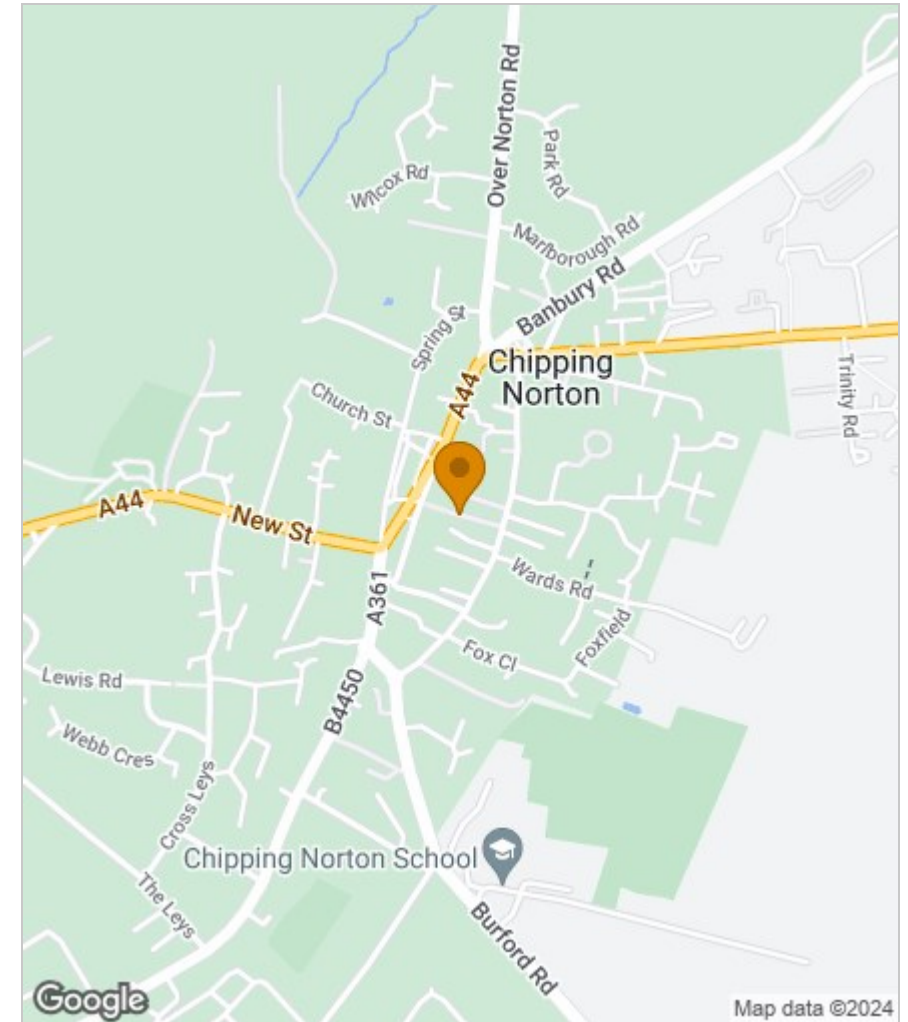
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## Floor Plan



## 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.

