

established 200 years

Taylor & Fletcher



7 Cleaves Corner
Over Norton, Chipping Norton, OX7 5QU
£325,000



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Situated in a quiet no-through road, this charming deceptively spacious three bedroom mid-terrace property offers a peaceful residential environment while being conveniently close to local amenities in nearby Chipping Norton. Benefits include Newly fitted Air Source Heat Pump, solar panels and consumer unit.

LOCATION

Over Norton is a pretty rural village, but situated close to and only about 1 mile north of the well known north Oxfordshire Market Town of Chipping Norton, with its wide range of shops, schools, commercial and community facilities, and good transport connections to Oxford, Banbury and other nearby centres. The village of Over Norton has a frequent bus service and a village hall with various thriving groups.

DESCRIPTION

Deceptively spacious this property is perfect for families or professionals looking for a blend of comfort and convenience in a tranquil setting. With modern amenities nearby and well-thought-out spaces, it presents a great opportunity for anyone seeking a place to call home.

ACCOMMODATION

The accommodation is arranged over two floors with the main features comprising of a lounge, kitchen/diner, hallway, cloakroom and utility room on the ground floor and three bedrooms and family bathroom to the first floor. The rear garden is laid mainly to artificial turf. Although there is no allocated parking, there is an abundance of unencumbered roadside parking close by. The vendor has recently fitted a new

heating system with a Mitsubishi Ecodan 8.5kw Air Source heat pump, Solar panels and a new consumer unit.

Entrance Porch

Door to cloakroom and lounge.

Cloakroom

White suite with handbasin and LLWC. Tiled floor.

Lounge

A comfortable sitting room that offers access to the kitchen/diner and is perfect for creating a cozy atmosphere for relaxation or entertaining guests. Feature fireplace, window to front and stairs to first floor.

Kitchen/Dining Room

A spacious kitchen/dining room designed for both cooking and dining, ideal for family meals and gatherings. This area is great for those who love to cook and entertain.

Inner Lobby

Door to rear garden and door to side alleyway giving access to rear garden.

Utility Room

Plumbing for washing machine, space for tumble dryer and fridge freezer.

Bedrooms

Three well-proportioned bedrooms, two of which come with built-in storage solutions.





Bathroom

The first floor boasts a modern bathroom fitted with contemporary fixtures, ensuring comfort and convenience for all family members.

Rear Garden

The rear garden is designed for low maintenance and is mainly laid to artificial turf, offering a manageable outdoor area for relaxation without the hassle of extensive upkeep.

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 Electricity, Water and Drainage are connected. Air source heat pump heating and solar panels.

LOCAL AUTHORITY

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

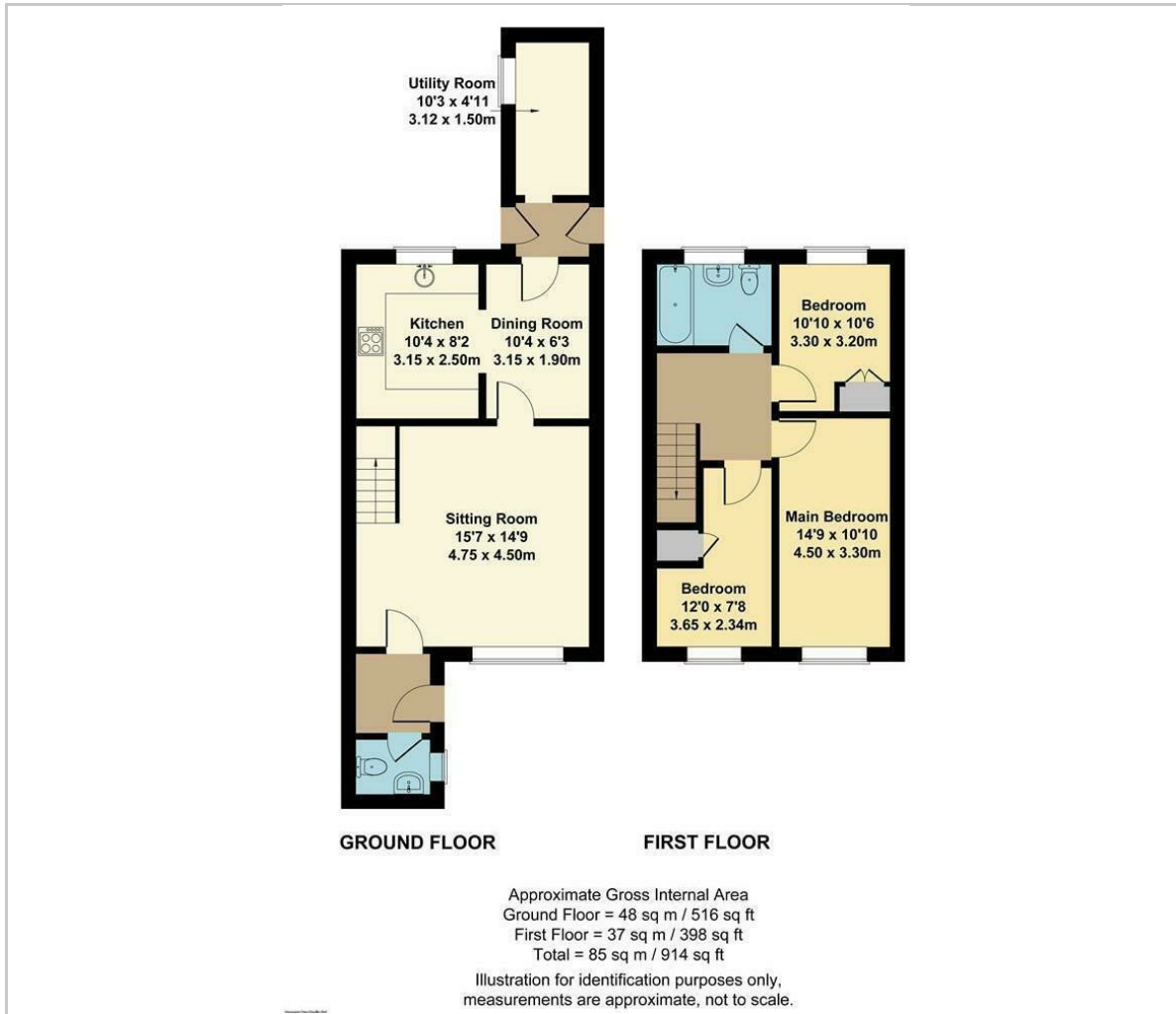
COUNCIL TAX

Council Tax band C. Rate Payable for 2024/ 2025 £2091.32

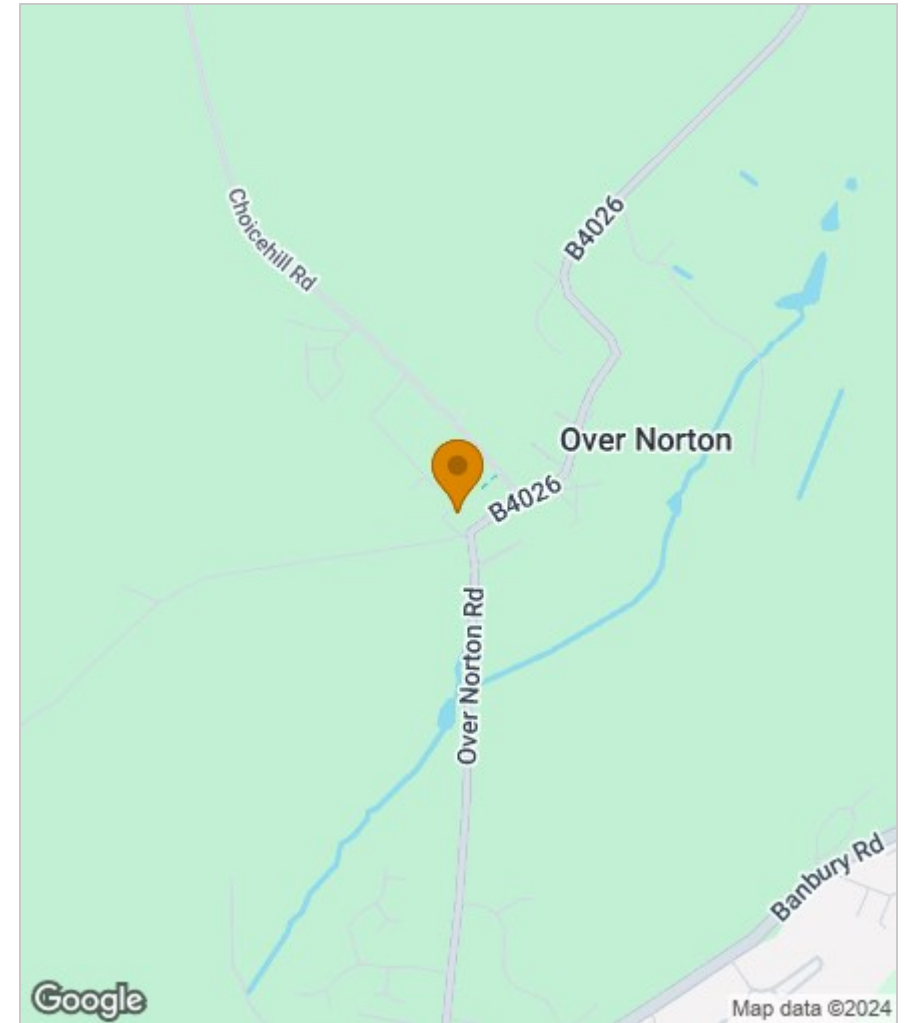
VIEWING

Viewing is strictly via the Sole Agents Taylor 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			89
(92 plus)	A		
(81-91)	B	78	
(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	