

established 200 years

# Tayler & Fletcher



35 Worcester Road  
Chipping Norton, OX7 5YF  
Guide Price £500,000





## 35 Worcester Road

Chipping Norton, OX7 5YF

*This extended 3 bedroom detached period stone property, is arranged over three spacious floors, offering a perfect blend of character and modern convenience. The house boasts a large South facing garden, ideal for outdoor activities and relaxing. Viewing is highly recommended to appreciate this lovely family home.*

### 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 National and Independent Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, excellent Primary and Secondary Schools and electric vehicle charging points in New Street, car park. It is conveniently situated, being within easy travelling distance of Banbury (12.9 miles with M40 link), Oxford (19.7 miles), Witney (15.5 miles), and Stratford-upon-Avon (22vmiles). Main line train services to London (Paddington) are available from Charlbury (6.6 miles) and Kingham (5.3 miles). (All distances are approximate). The town is also within easy reach of Soho farmhouse.

### Description

The delightful period house extended in the 1980's boasts a large South facing garden, ideal for outdoor activities and relaxing.

Inside, the home features three generously sized double bedrooms, providing ample space for family living. The dining room is perfect for entertaining, with a cosy Clearview multi fuel stove

creating a welcoming atmosphere and the large bathroom is well equipped with both a separate shower cubicle and a bathtub, providing flexibility and comfort. Double glazed timber framed windows and doors throughout. Within the garden there is an insulated brick outbuilding and would make an ideal work from home or hobbies room. This home offers a combination of classic Victorian charm with practical modern features, making it an ideal choice for anyone seeking a spacious and stylish property.

### Accommodation

#### Ground Floor

The ground floor comprises of an enclosed porch featuring two lovely stained glass windows ,two large reception rooms, both have Clearview multi fuel fires and the principle has patio doors leading to the rear garden. There is also a kitchen , utility room, cloakroom and a cellar with earth floor and suitable for conversion.

#### First Floor

The first floor comprises of two large double bedrooms with feature fireplaces. Bedroom 1 has duel aspect windows and bedroom 3 has beamed ceilings. Bedroom 2 is also a spacious double.







## Second Floor

The second floor comprises of a large double bedroom with exposed timber beams and a notably large family bathroom with bath, shower cubicle and WC and an airing cupboard housing the water tank.

## Outside

A real feature of this lovely home is the large south facing rear garden along with an extremely useful detached brick constructed outbuilding with power and heating. This could make a useful home office or studio.

The front of the property is fully paved.

## Services

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

## 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.

## 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

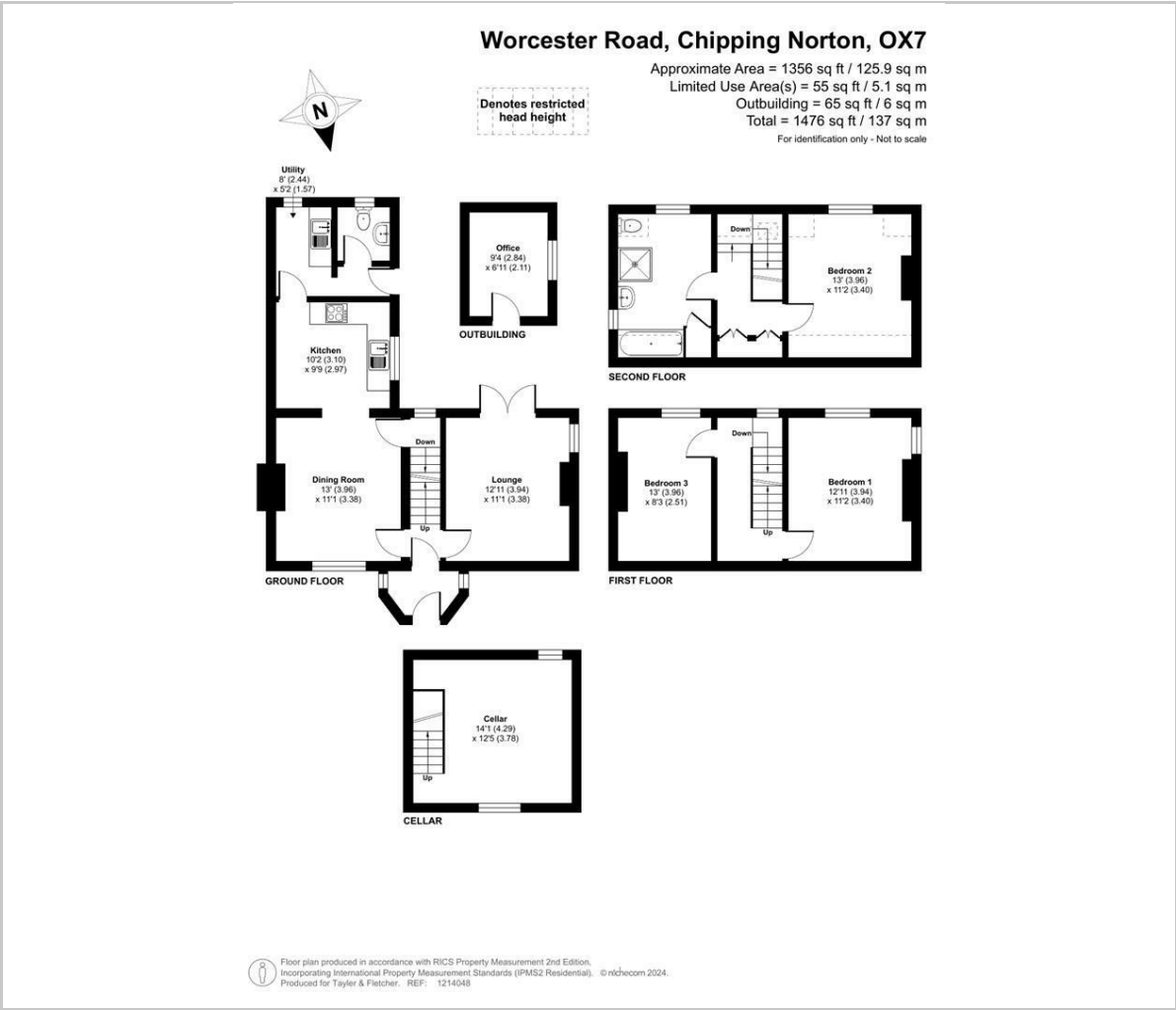
Council Tax band E. Rate Payable for 2024/ 2025 £2,865.78

## Viewing

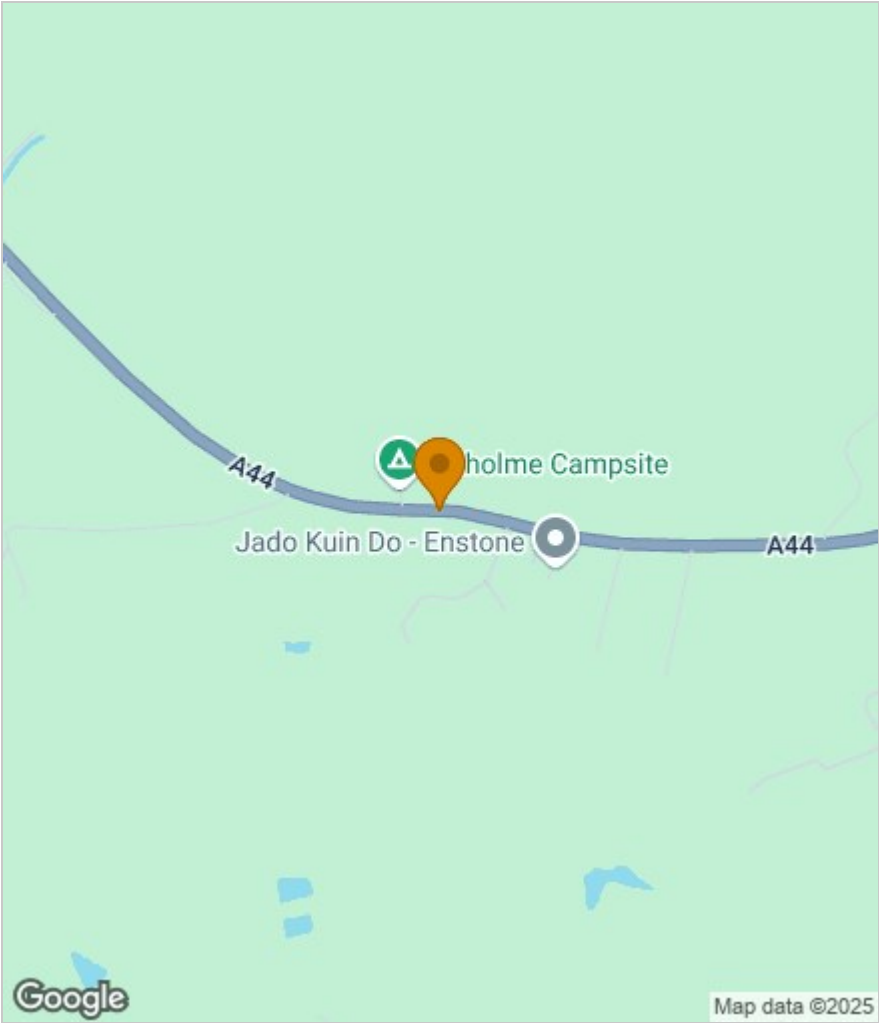
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

