

established 200 years

Tayler & Fletcher



10 Worcester Road
Chipping Norton, OX7 5XX
£670,000



10 Worcester Road

Chipping Norton, OX7 5XX

The Firs is a beautiful Victorian home offering over 2,000 Sq Ft of living space. The property enjoys stunning far reaching views over countryside and has a garden in excess of 200'. The house mainly comprises of two reception rooms, a kitchen/diner, five double bedrooms and bathroom arranged over three floors. Driveway parking for two cars with potential for more. A must view.

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 (22 miles). 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 Firs is a fine example of a handsome Victorian home forming one of a semi detached pair of homes likely to have been built for senior workers of Bliss Mill. This home retains much of its original character such as doors, picture rails and high skirting. The accommodation is arranged over three floors. There are two ground floor reception rooms, one with a bay window and both have working open fire places.

The kitchen/diner has dual aspect windows and a door leading to the garden. The utility room and the cellar are accessed from the hallway. On the first floor there are three double bedrooms and a family bathroom, with two further double bedrooms on the second floor. All the bedrooms have stunning views, particularly those facing south. There is an extensive garden which has been managed organically for 30 years, with lawns, flower beds, a small orchard and an area which was a vegetable garden

There is a brick shed, potting shed and outside original Victorian W/C. The garden is mainly laid to lawn with hedging and fencing to perimeters. Parking for two cars can be found to the front of the property with potential of incorporate additional. The opportunity to own such a wonderful and much loved home should not be missed.

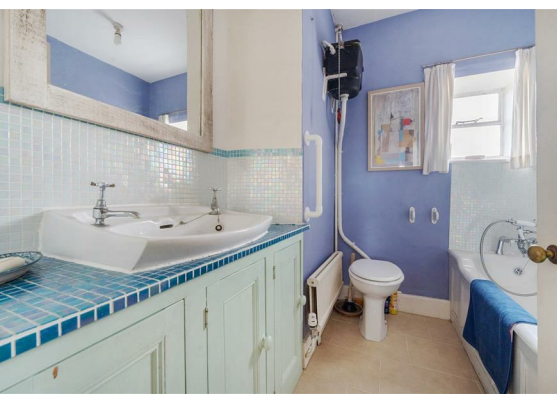
ACCOMMODATION

The accommodation is in excess of 2,000 Sq Ft and would now benefit of some updating, but would bring this characterful home to its former glory.

GROUND FLOOR

The ground floor comprises a lounge, dining room (currently being utilised as a bedroom), kitchen/diner. There is a door





to the utility room which has a quarry-tiled floor, and stairs down to a substantial cellar

FIRST FLOOR

The first floor is home to three double bedrooms and the family bathroom.

SECOND FLOOR

The second floor has an additional two double bedrooms.

OUTSIDE

To the front of the property is a parking area and from garden laid to lawn with shrubs.

The extensive south facing garden is mainly laid to lawn with hedging and fencing to perimeters. There are various outbuildings and a W/C

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

COUNCIL TAX

Council Tax band E. Rate Payable for 2024/ 2025 £2865.78

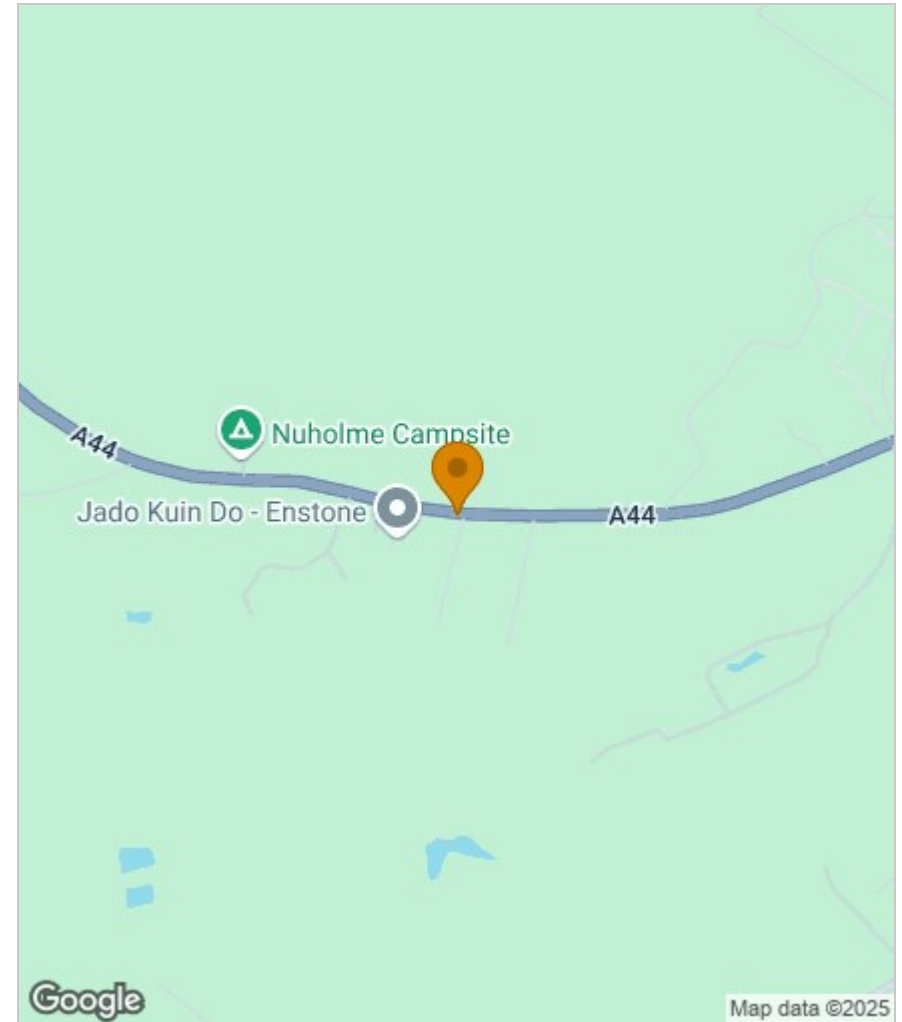
VIEWING

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 92 plus A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>		52	80
England & Wales		EU Directive 2009/91/EC	