

established 200 years

Tayler & Fletcher



2 Marlborough Road
Chipping Norton, OX7 5PD
Guide Price £375,000



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Detached two double bedroom bungalow with three reception rooms, garage and good sized plot. The whole is located in a popular residential area.

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 bungalow is detached with two bedrooms, lounge, dining room, kitchen, conservatory and family bathroom. The garage is attached to the right hand side with a n up and over door. the garden is partially laid to lawn and also features a graveled seating area and an area to self grow fruit and vegetables. It is fenced to perimeters.

ACCOMMODATION

The accommodation is all arranged over a single floor. The lounge leads to a spacious dining room and in turn to the conservatory. The kitchen is a galley style with a range of wall and base units. The bathroom is a white suite and tiling and the window offers natural light. The two bedrooms are double in size.

OUTSIDE

The property features extensive front and rear gardens and has rooftop views to the front. A driveway leads to a single garage with up and over door.

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





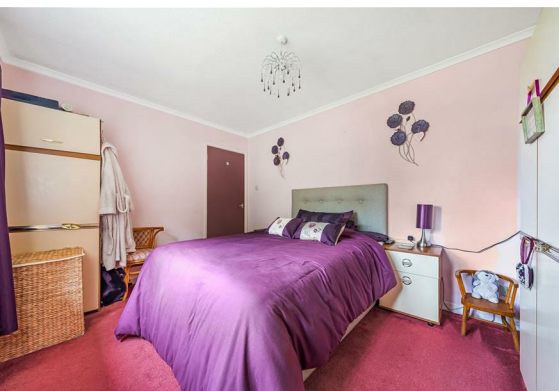
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

COUNCIL TAX

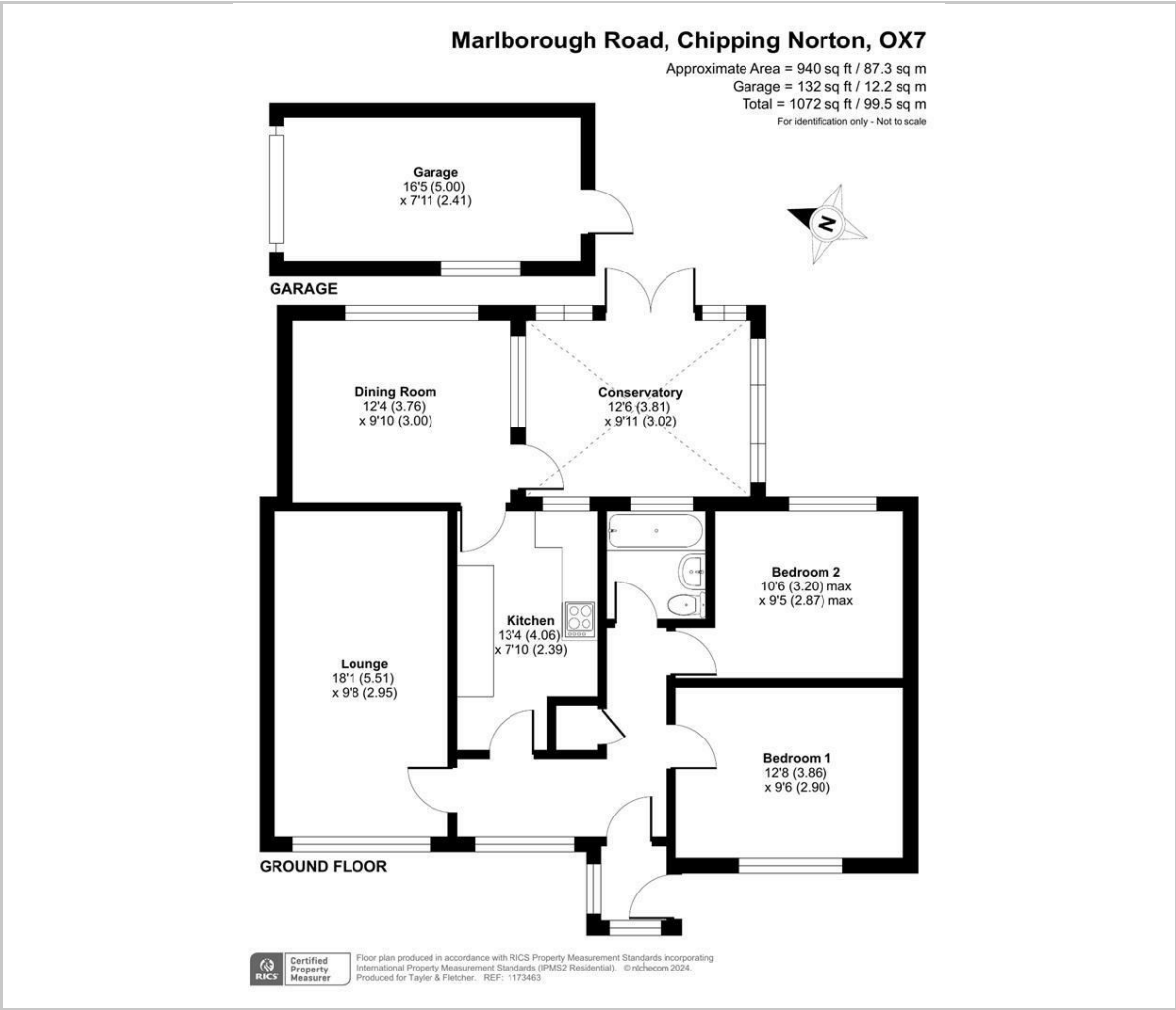
Council Tax band D. Rate Payable for
2024/ 2025 £2344.73

VIEWING

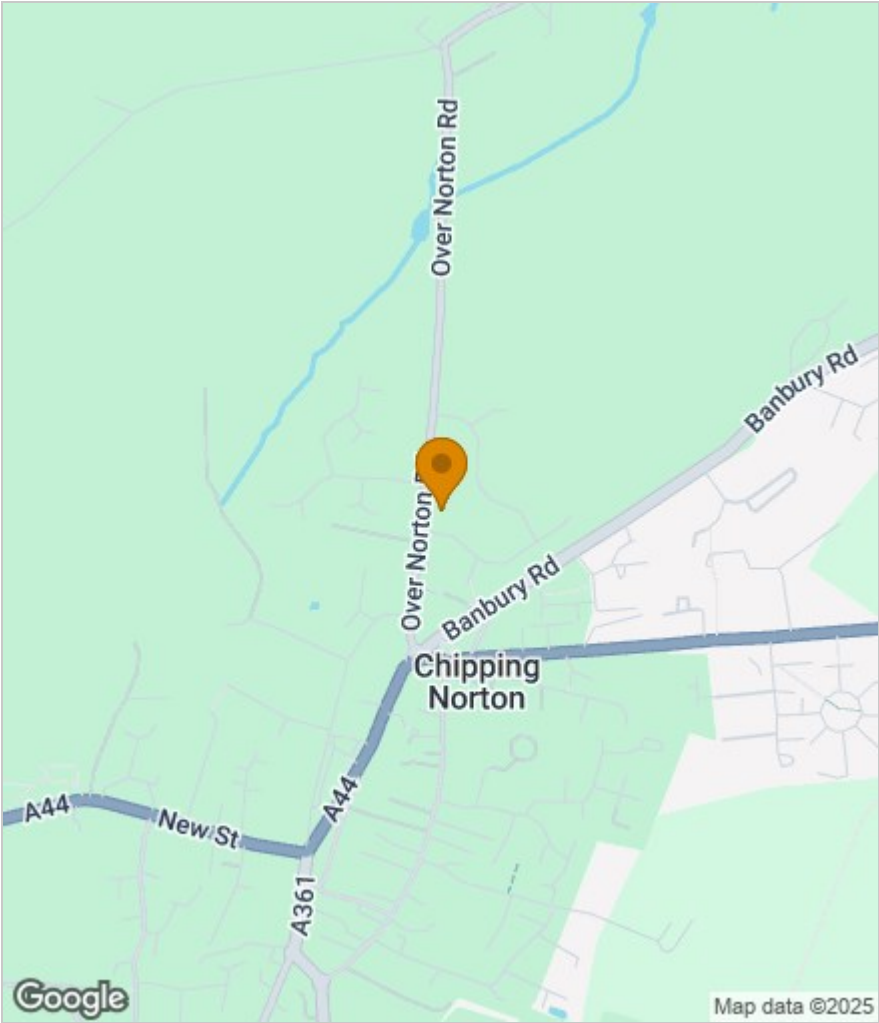
Viewing is strictly via the Sole Agents
Tayler and Fletcher and prospective
purchasers should satisfy themselves as
to the accuracy of any particular point of
interest before journeying to view.



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

