

established 200 years

# Tayler & Fletcher



26 Worcester Road  
Chipping Norton, OX7 5XZ  
Guide Price £435,000





## 26 Worcester Road

### Chipping Norton, OX7 5XZ

*A four bedroom townhouse with large gardens and potential to extend further in close proximity to centre of Chipping Norton*

*The vendor has plans drawn up to extend the kitchen (available on request)*

#### 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, and excellent Primary and Secondary Schools. 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

26 Worcester Road is a Cotswold stone mid-terrace house with many features including sash windows, high ceilings, exposed stone work, half wall timber paneling and timber fireplace surround. The accommodation is spread over three floors and has 2 reception rooms and a kitchen, it has been a family home for 16 years.

#### ACCOMODATION

Ground floor accommodation comprises

Entrance Hall with laminate wood floors and half height wood paneling to walls. Stone feature wall and lighting by stairs. Oak internal door leading to Lounge with high ceilings, log burner, built in cupboards and shelving above either side of chimneybreast, original timber sash bay window.

Timber door to Dining Room with laminate wood floors, feature fireplace, built in timber cupboards and sash window to rear.

Kitchen with ceramic tiled floor, double aspect UPVC windows and UPVC door to rear garden.

Gas central heating, Worcester boiler

#### FIRST FLOOR

Landing with stairs rising to second floor, Bedroom 1 with new UPVC sash window, Bedroom 2 with original timber sash bay window and Bathroom with new UPVC sash window, lino floor, heated towel rail and rainfall shower over bath.

#### SECOND FLOOR

Landing with loft hatch with fitted ladder and floorboards in roof space. Bed 3 with beam to ceiling and Velux window fitted with blackout blind. Bed 4 with beam to ceiling, built in







wardrobe, Velux window and dormer window with views over looking open fields.

Cloakroom with newly installed WC and basin.

### 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 Oxon

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB (Tel: 01993 861000) [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

Council Tax band D. Rate Payable for 2025/26 - £2494.57

### SERVICES

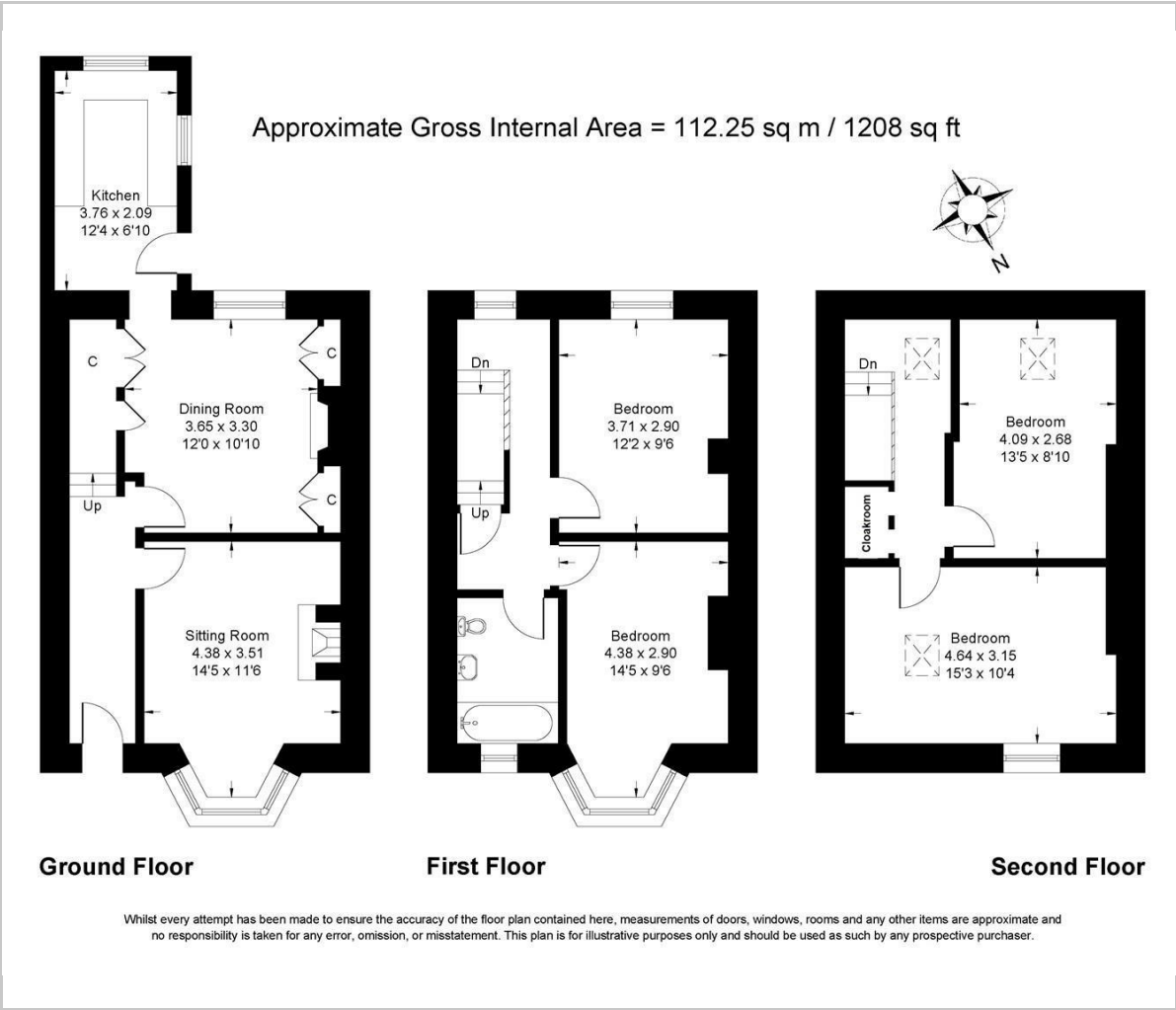
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### VIEWING

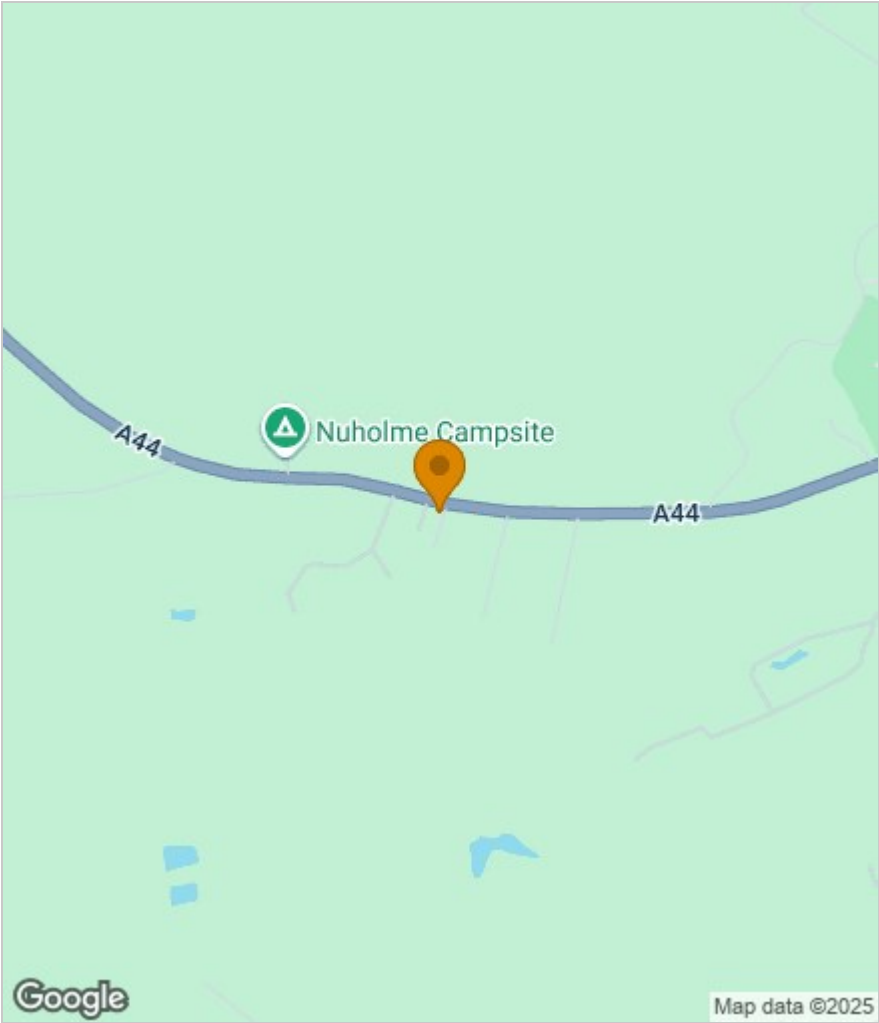
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.

