

established 200 years

# Tayler & Fletcher



14 Pearce Drive  
Chipping Norton, OX7 5HY  
**Guide Price £275,000**





## 14 Pearce Drive

### Chipping Norton, OX7 5HY

*Well presented two bedroom property situated just off the town centre.*

#### 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.

#### DESCRIPTON

Beautifully presented two bedroom modern property located just off the town centre.

#### ACCOMMODATION

##### GROUND FLOOR

Door to entrance hall with stairs rising to first floor, half bay window to front.

Door to Living Room, glazed door to side

and arch to dining room.

Dining Room with patio doors to rear.

Galley Kitchen with half bay window with cupboard under, fitted wall and base units.

#### FIRST FLOOR

Landing.

Bathroom with white suite.

Bedroom 1, double with window to rear.

Bedroom 2, single with built in storage cupboard.

#### OUTSIDE

Gravel parking area to front.

Fully paved patio style garden to rear, enclosed with steps up and pedestrian side gate leading to the tandem parking space for 2 cars.

#### 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](http://www.westoxon.gov.uk)

### COUNCIL TAX

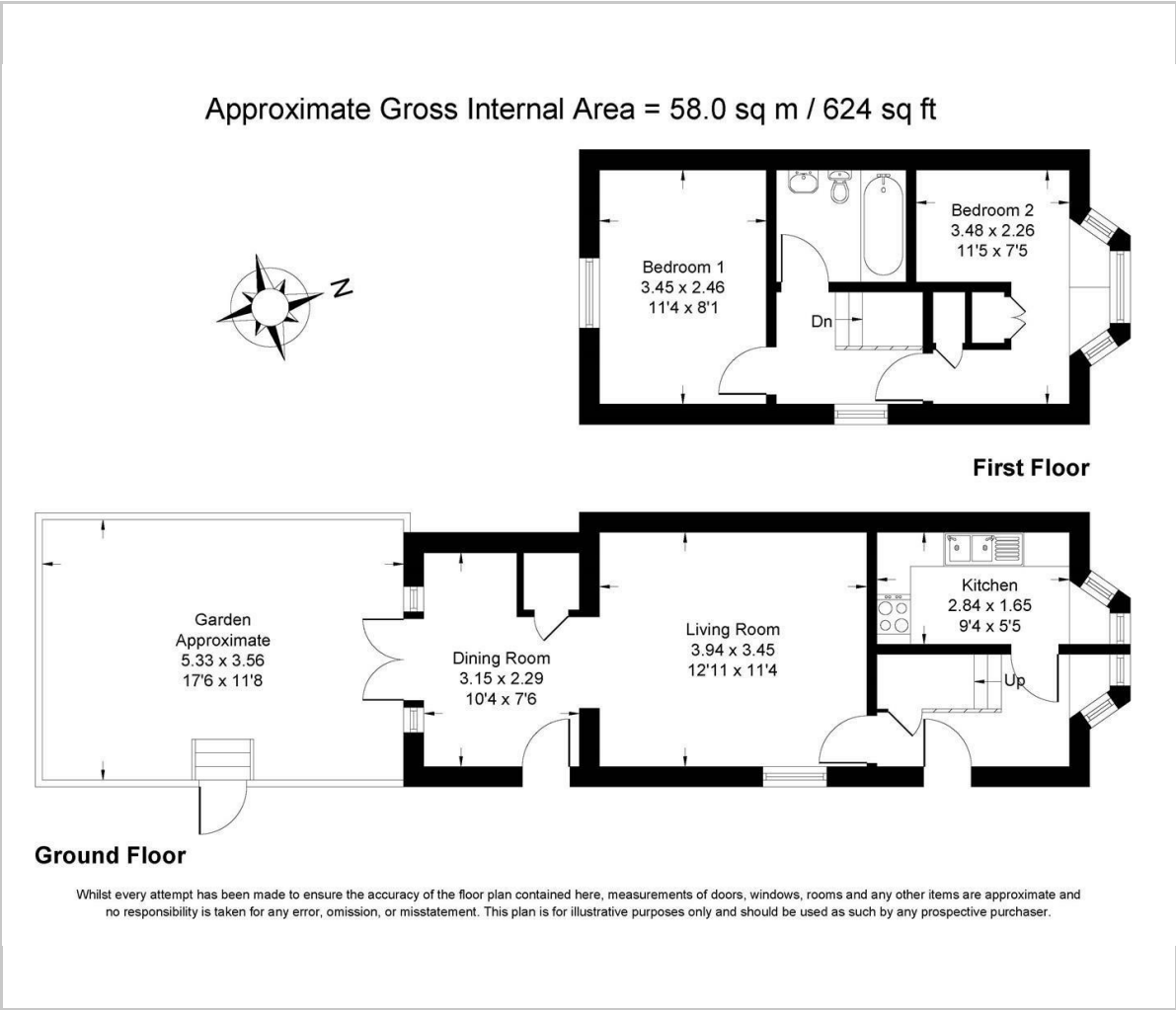
Council Tax band C. Rate Payable for 2022/ 2023 £1,982.69.

### VIEWING

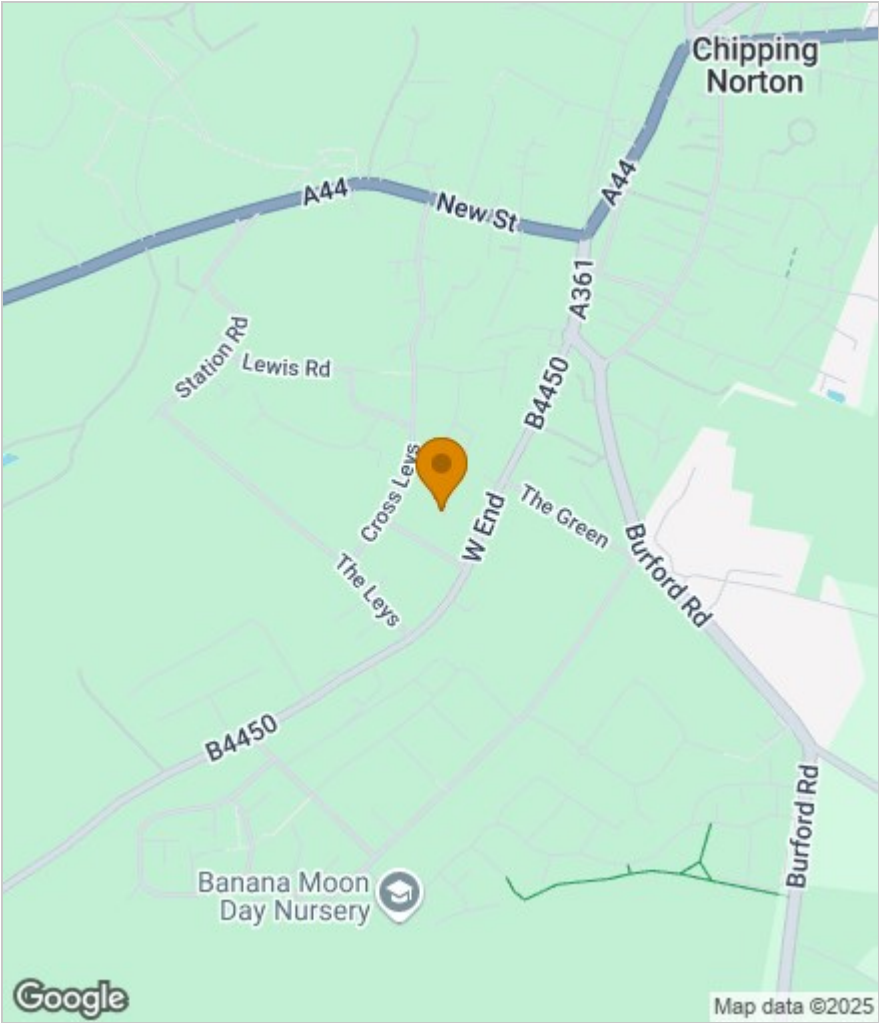
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.

