

established 200 years

Tayler & Fletcher



32 Lords Piece Road
, Chipping Norton, OX7 5HT
Guide Price £440,000



32 Lords Piece Road , Chipping Norton, OX7 5HT

A rare opportunity to acquire this beautifully presented detached four-bedroom residence in the heart of the sought-after market town of Chipping Norton. Offering generous living space and a thoughtfully designed layout, this home is ideal for modern family life and entertaining.

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

A superb opportunity to own this well-presented detached four-bedroom home in the sought-after town of Chipping Norton. Designed with family living in mind, the property offers spacious and flexible accommodation throughout.

The ground floor includes a welcoming entrance hall, a modern kitchen with adjoining dining room, a generous lounge with direct garden access, a cloakroom,

and an integral garage for secure parking and storage.

Upstairs, there are four double bedrooms, a family bathroom, and a stylish shower room, along with a dedicated study—perfect for home working.

Outside, the split-level rear garden is partially laid to lawn with distinct spaces for relaxation and play. A driveway to the front provides parking for two vehicles.

Ideally located within walking distance of local amenities, schools, and scenic countryside, this property blends comfort and convenience in a prime Cotswold setting.

ACCOMMODATION

GROUND FLOOR

The ground floor features a welcoming entrance hall leading to a spacious kitchen with an adjoining dining room, perfect for family meals and hosting guests. A cloakroom adds everyday convenience, and the integral garage provides secure parking and additional storage.

FIRST FLOOR

Upstairs, the home boasts four





generously sized double bedrooms, complemented by the family bathroom and a well-appointed shower room, providing ample facilities for a growing family. The study offers a welcome work from home space.

OUTSIDE

The split-level rear garden is partially laid to lawn, and is fenced to perimeters. To the front, there is driveway parking for two vehicles and side access to the rear garden.

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

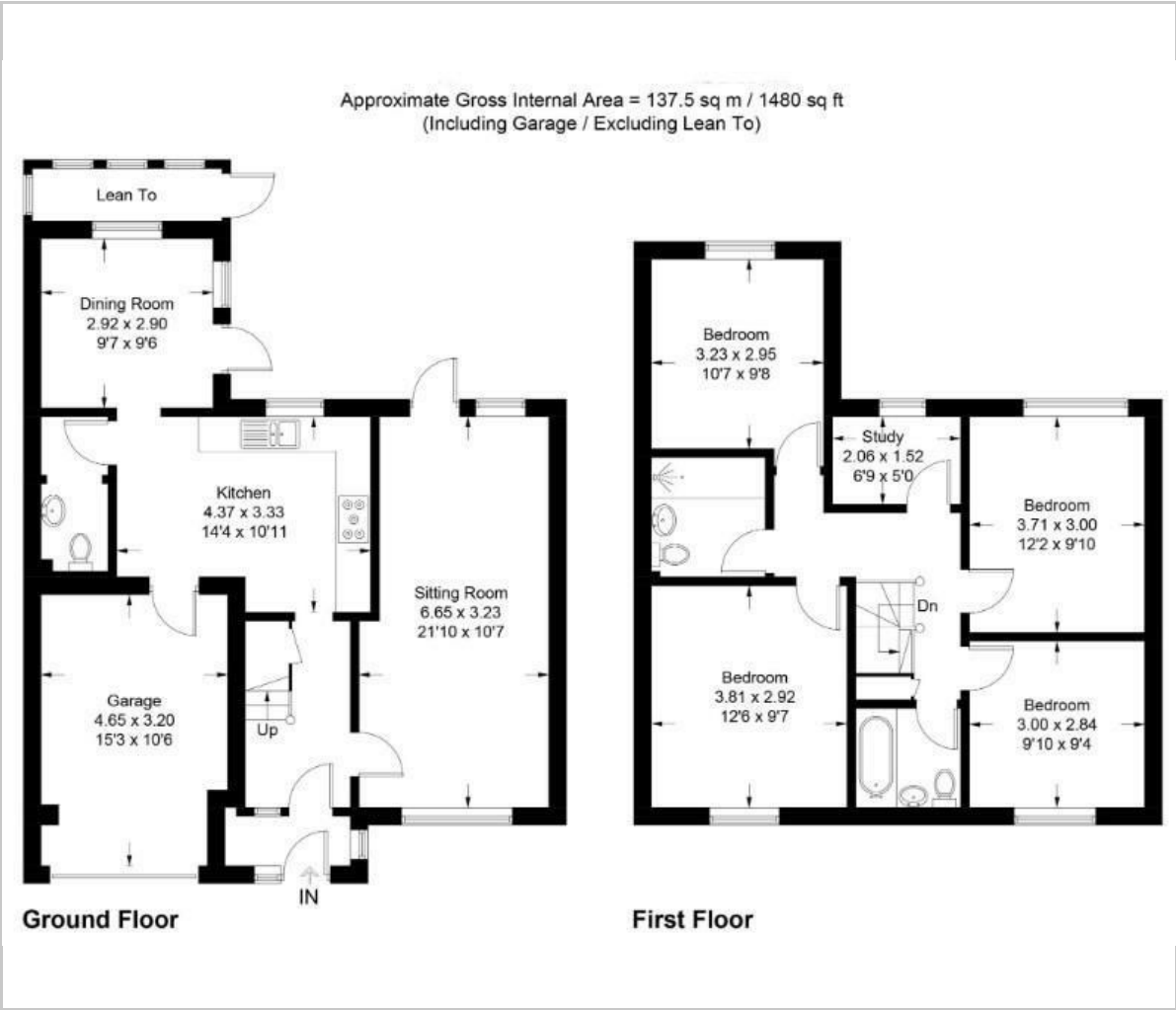
COUNCIL TAX

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

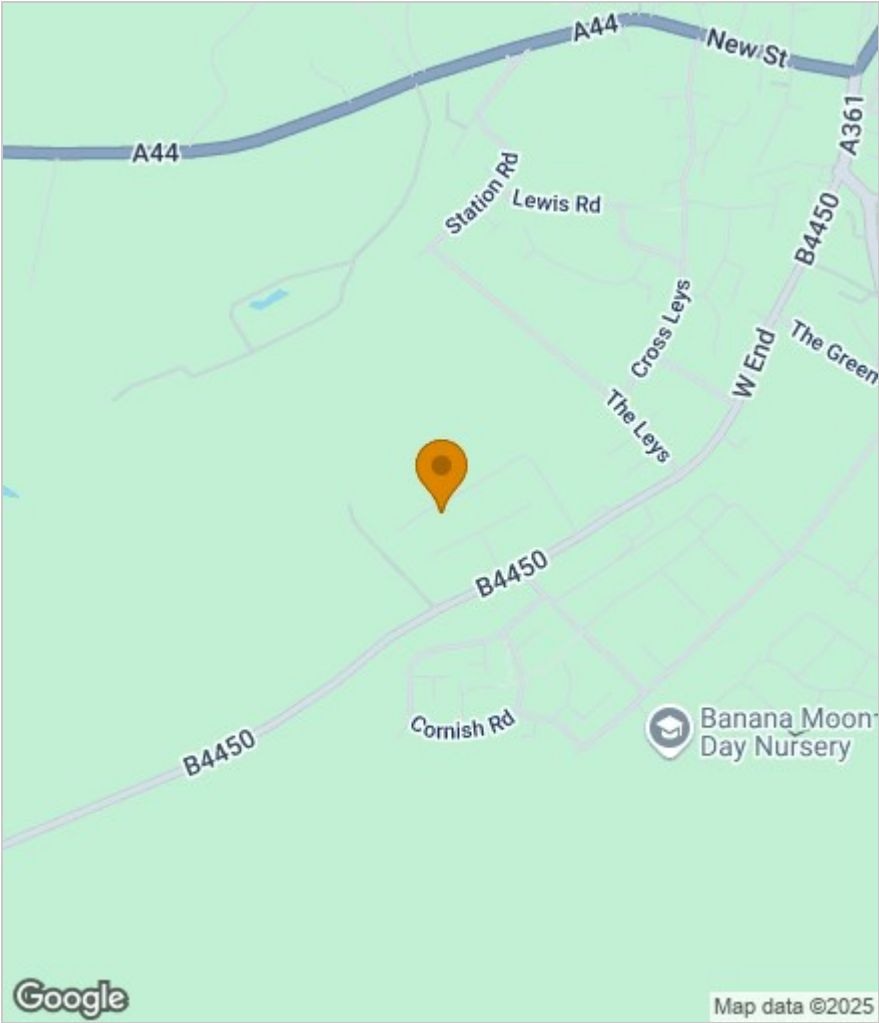
VIEWING

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.

