

established 200 years

Tayler & Fletcher



Cotswold Hills Country Park Hook Norton Road, Chipping Norton OX7 5TE

Guide Price of £155,000

A great opportunity to acquire a brand new (from the 2021 range) 42' x 14' Tingdene Savannah (Woodland) lodge. A great investment opportunity as a holiday let rental or as a 2nd home.

taylerandfletcher.co.uk

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 great opportunity to acquire a brand new (from the 2021 range) 42' x 14' Tingdene Savannah (Woodland) lodge, complete with 'never used' furniture, beds and kitchen appliances.

The lodge comprises hall, open plan lounge/kitchen with seating and tables, the kitchen is equipped with built in fridge/freezer, dishwasher and LPG gas hob and electric oven.

There are two bedrooms, one double bedroom with walk in wardrobe and en-suite shower room, further twin bedroom complete with beds and family bathroom.

The property offers great investment opportunity as a holiday let as well as a lock up and leave 2nd home.

SITE FACILITIES

Cotswold Hills Country Park is located on the outskirts of Chipping Norton and currently has 65 touring pitches all with electric hook ups, there is a purpose built block with washing facilities with heated shower/toilet block with disabled access and washing up room and communal laundry. The site is accessed via barriers and CCTV is in operation.

FEES

The property is classed as leasehold on a 99 year lease with 97 years remaining (Start date 01.12.21) Ground rent is £3753.75 and is due 28.01.24 and is annually reviewed.

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

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.

SERVICES

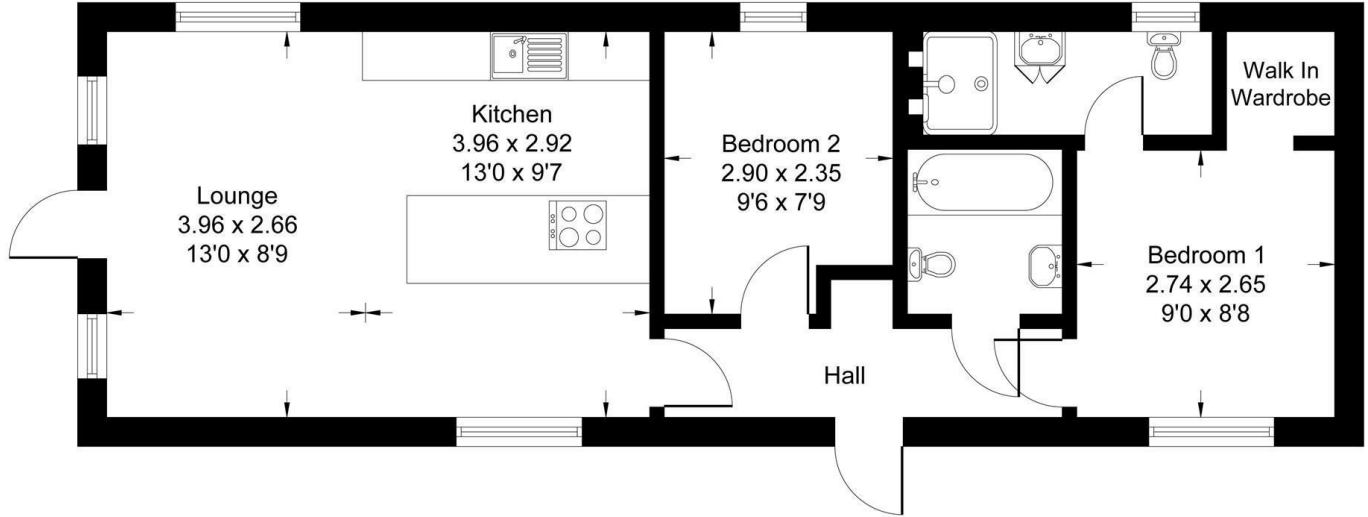
All utilities need to be connected on completion of the purchase.

DIRECTIONS

WHAT3WORDS ///outpost.perfumed.airship

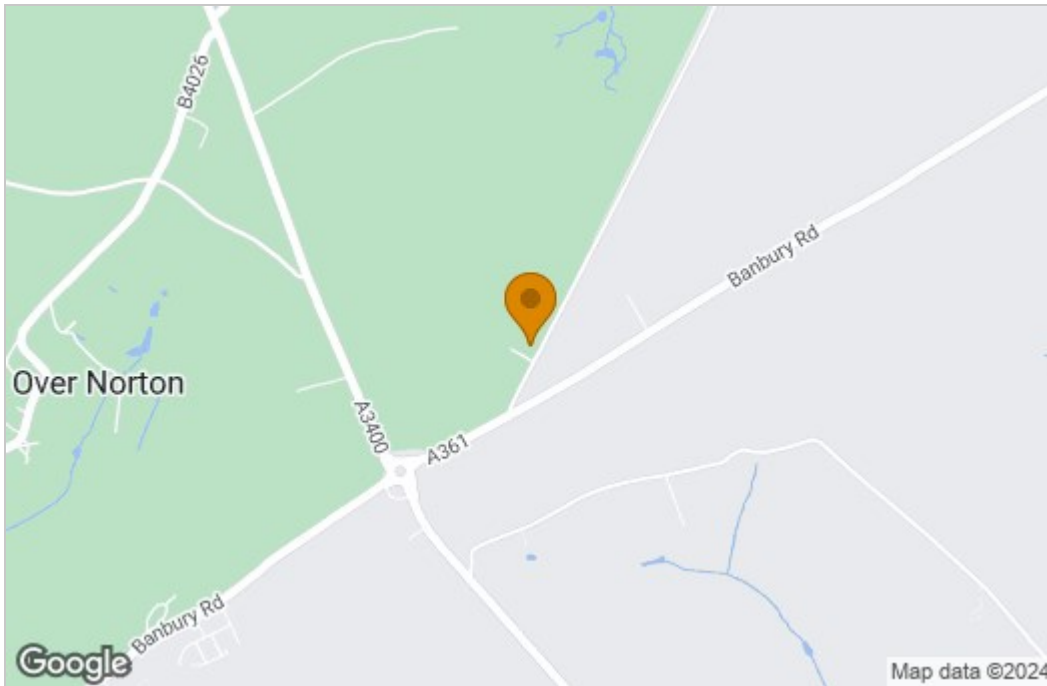
Floor Plan

Approximate Gross Internal Area = 49.98 sq m / 538 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

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>			
England & Wales		EU Directive 2002/91/EC	

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.