

established 200 years

Taylor & Fletcher



19 Worcester Road
Chipping Norton, OX7 5XX
Offers In Excess Of £750,000



19 Worcester Road Chipping Norton, OX7 5XX

This property is an impressive 1930's detached home nicely positioned on the fringe of the town.

The accommodation is arranged over two floors and mainly comprises of a large lounge with wood burner and original wood parquet floor and patio doors offering access to the garden. The family room has an attractive bay window to the front. The focal point of this home is the kitchen/diner situated to the rear and overlooking the rear garden, featuring bi-fold doors, modern white high gloss kitchen units and access to a pantry and utility rooms.

The first floor accommodation features four double bedrooms, one with en-suite and a family bathroom. The garden surrounds the property and is largely laid to lawn in addition to a raised patio and decked area. there is a single garage and a studio also. Parking is present for several cars.

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

This home is typical of 1930's design with capacious rooms arranged over two floors with attractive elevations to all sides enveloped by a generous garden and an outside studio within a former garage, there is a further garage with driveway parking.

ACCOMMODATION

GROUND FLOOR

The ground floor comprises of two large reception rooms, the principle with a wood burner, a spacious and bright open plan kitchen/breakfast room with velux windows and bi-fold doors leading out onto the garden, a WC, a utility room and a study. There is a studio located outside converted from the garage.

FIRST FLOOR

The first floor mainly comprises of four double bedrooms the principal bedroom having en-suite. The family bathroom is notably large and completes the accommodation for the first floor.

OUTSIDE

This home benefits from a large driveway with parking for several cars, a garage and a large enclosed wrap around part paved and part laided to lawn front, side and 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

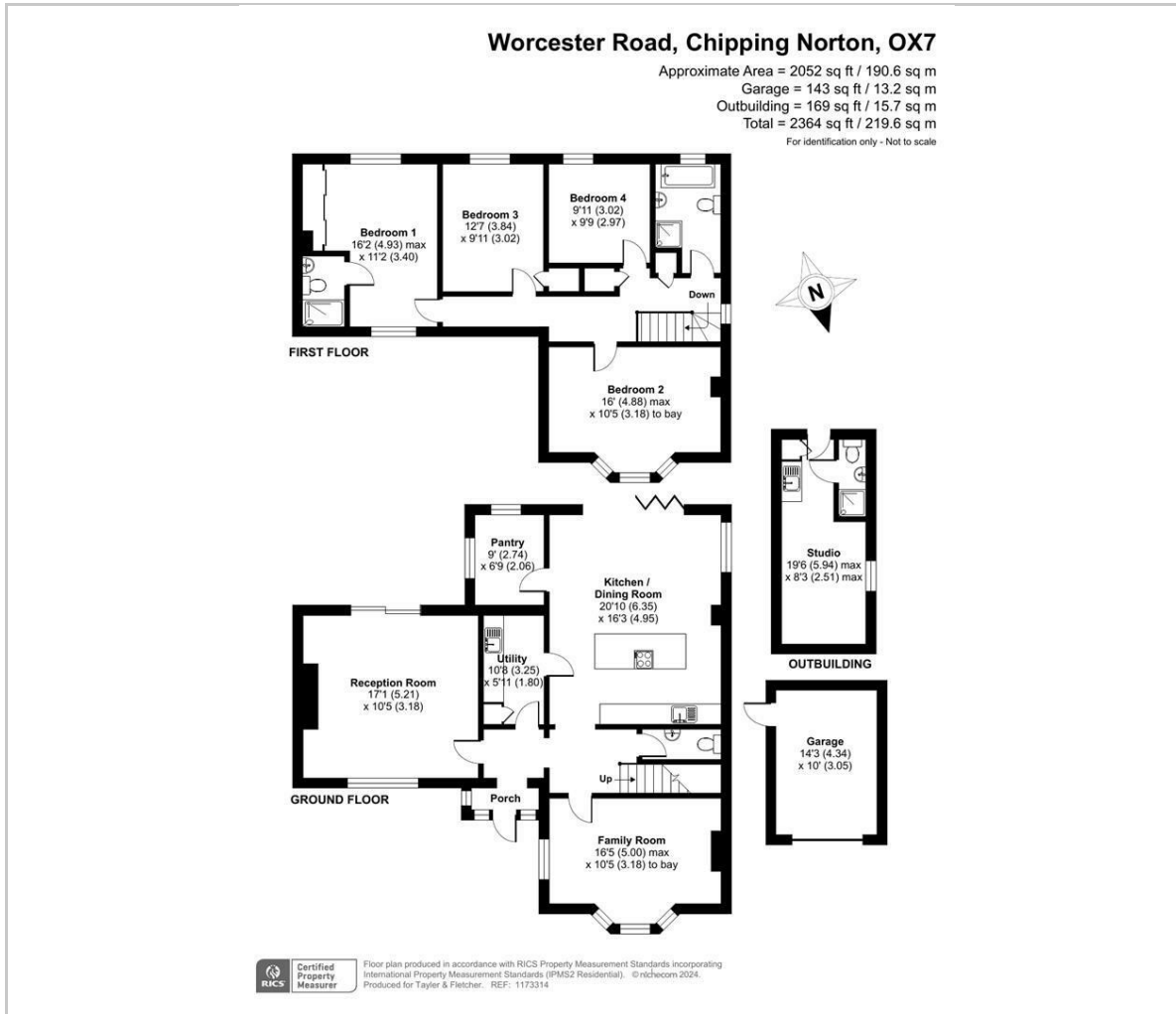
Council Tax band F. Rate Payable for 2024/ 2025 £3386.83

VIEWING

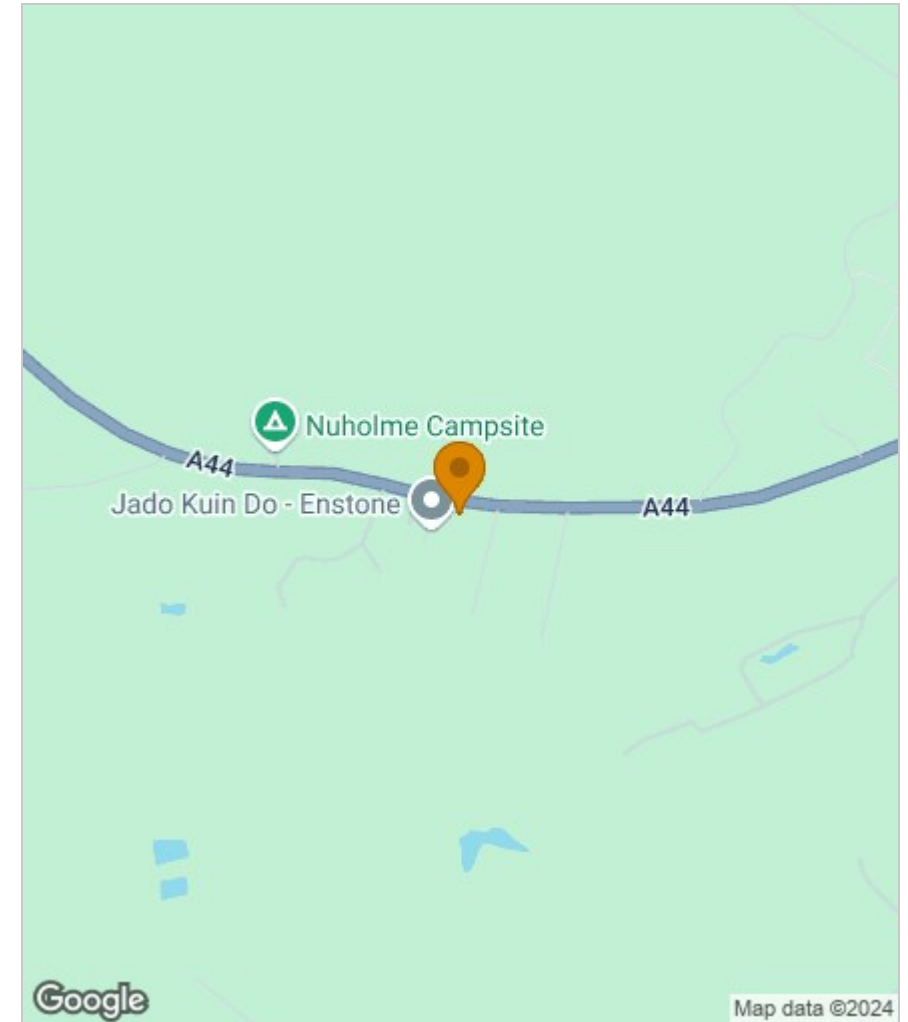
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales	<small>EU Directive 2002/91/EC</small>	