



95 Burford Road  
Chipping Norton, OX7 5EE



ROUND & JACKSON  
ESTATE AGENTS





**An individual detached family house with beautifully presented accommodation, a private garden and a double garage with large room above. The property is located on a sought after road on the edge of town and close to amenities.**

#### The property

95 Burford Road, Chipping Norton is a unique, detached family home which is conveniently located in a sought after position on the edge of town. The property is set back from the road and has a large front garden and a driveway with parking for several vehicles. To the rear there is a large garden which is pleasantly landscaped and there is potential to extend the property, subject to approval. On the ground floor there is an entrance hallway, a cloakroom/WC, a modern kitchen/dining room with a utility cupboard, and a dual aspect sitting room with a central fireplace. On the first floor there is a large landing, a master bedroom with en-suite, two further double bedrooms and a modern family bathroom. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Hallway

Main entrance door to the front, stairs to first floor with storage cupboard and doors to all ground floor accommodation.

#### Cloakroom

Wash hand basin, low level WC and storage cupboard.

#### Sitting Room

A spacious dual aspect reception room with a central fireplace.

#### Kitchen/Dining Room

An open plan room with modern tiled flooring, space for a table and chairs and double doors to the rear garden. The kitchen is fitted with Shaker style eye level cabinets and base units and drawers with granite work surfaces and splashbacks. Inset sink and drainer, induction hob with extractor, oven, microwave, dishwasher and fridge-freezer. Door to utility.

#### Utility

Space for Washing machine and tumble dryer.

#### First Floor Landing

A central landing with access to all first floor accommodation.

#### Bedroom One

A double room with a built in wardrobe and a modern en-suite shower room.

#### Bedroom Two

A double room with a built in wardrobe.

#### Bedroom Three

A double room with built in wardrobes.

#### Family Bathroom

A beautifully fitted modern bathroom with attractive tiling to walls and floor. Panelled bath with shower over, wash hand basin and low level WC.

#### Outside

The property is pleasantly set back from the road and has a large front garden and driveway. There is a shared driveway to the side which gives access to the double garage at the rear. The rear garden is private and beautifully landscaped with a paved patio adjoining the house with a glass roof gazebo over. There is also a lawned area with flower and plant borders and a path giving access to the garage.

#### Garage

A double garage with an electric door and stairs giving access to a large room above with fitted wardrobes.



### Situation

Chipping Norton is widely known as the gateway to the Cotswolds. The charismatic and historical market town centre has a wide range of individual shops, boutiques, cafes, public houses, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its thriving town hall, the multi arts theatre and a superb health park including two surgeries, a pharmacy and maternity unit built in 2015, all within close proximity to the town centre. There is also a Sainsbury's, Midlands Cooperative and an Aldi supermarket. There are nurseries, primary schools, a secondary school and numerous churches nearby. Fabulous Cotswold countryside is within easy reach as is Soho Farmhouse and Bamford Wellness Spa.

### Directions

From the town centre proceed southward via Market Street and into West Street, then turn left at the mini roundabout into Burford Road. Continue past the school where the property will be found on your right hand side after approximately 300 yards.

### Services

Mains water, electricity and gas connected. Drainage via septic tank which is located beneath the garage.

### Local Authority

West Oxfordshire District Council. Tax band F.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property

Asking Price - £625,000

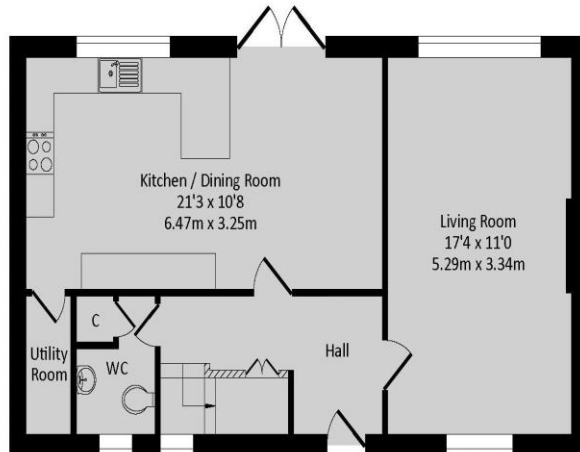
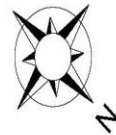


## Total Approx. Floor Area 1578 Sq.Ft. (146.70 Sq.M.)

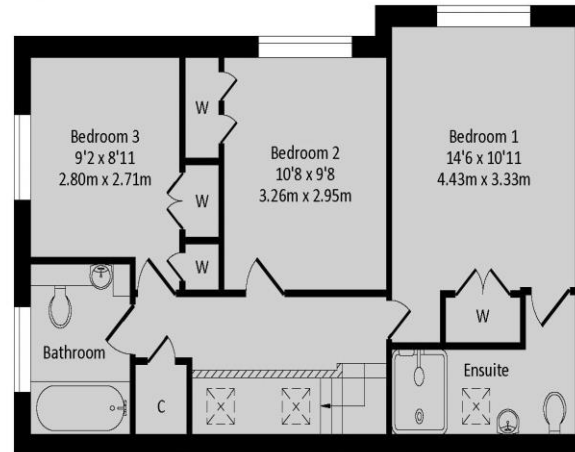
All items illustrated on this plan are included in the "Total Approx Floor Area"

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 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. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

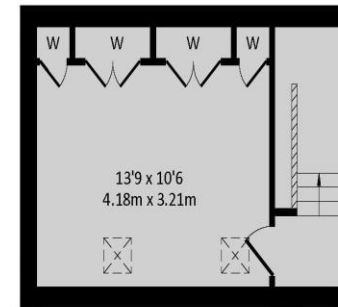
Ground Floor  
Approx. Floor  
Area 564 Sq.Ft.  
(52.40 Sq.M.)



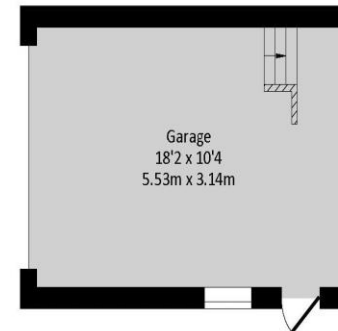
First Floor  
Approx. Floor  
Area 580 Sq.Ft.  
(53.90 Sq.M.)



Garage First Floor  
Approx. Floor  
Area 217 Sq.Ft.  
(20.2 Sq.M.)



Garage Ground Floor  
Approx. Floor  
Area 217 Sq.Ft.  
(20.2 Sq.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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