established 200 years

Tayler & Fletcher



1 & 2 Fourwinds Wards Road
, Chipping Norton, OX7 5BU
Guide Price £375,000

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1 & 2 Fourwinds Wards Road

, Chipping Norton, OX7 5BU

This building plot on Wards Road comes with the added advantage of planning permission to build two three bedroom detached dwellings with associated parking and gardens The land is situated in a desirable residential area, making it an ideal location being just a short walk from the town centre shops and amenities.

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

The building plot at Wards Road is a generous plot extending to 0.18 of an acre and is situated in a residential position on the edge of the town and within a short walk of the town centre shops and facilities.
Planning permission has been granted for the erection of two detached three bedroom dwellings with gardens and parking spaces.

SERVICES

We are informed mains services are available in the vicinity. Please note: Purchasers are advised to commission appropriate investigations.

PUBLIC RIGHTS OF WAY

There are no public right of way over the property.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

PLANNING

Planning Consent has been granted by West Oxfordshire District Council for the erection of two detached dwellings and associated works and implemented for the following planning reference numbers: 17/03161/FUL
REF: 26/00168/S73 Variation of condition 2 of permission 17/03161/FUL to allow alterations to the design of the approved development to include changing the dwellings to detached rather than semi detached.

TENURE

Freehold with Vacant Possession upon completion.

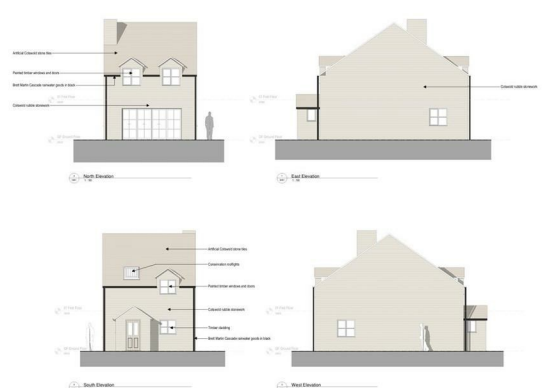
VIEWING

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.















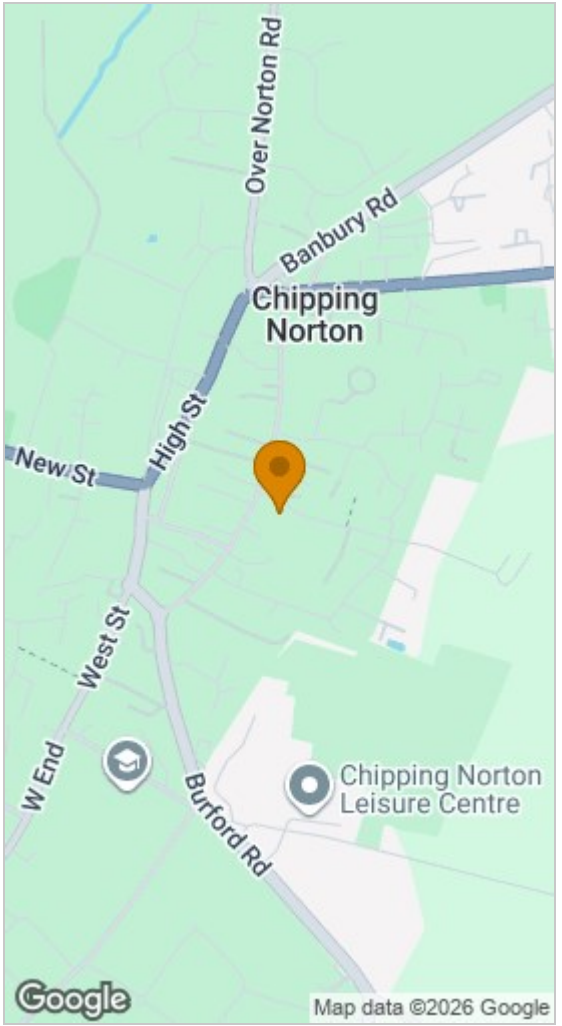
FIXTURES AND FITTINGS

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.

Floor Plan

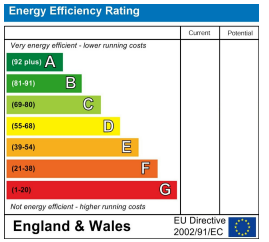


Area Map



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.

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