

established 200 years

# Tayler & Fletcher



5 Walterbush Road  
, Chipping Norton, OX7 5DN  
**Guide Price £475,000**





## 5 Walterbush Road , Chipping Norton, OX7 5DN

*This extended three-bedroom detached home offers generous living space and great potential. The ground floor features a spacious lounge diner, enlarged kitchen, utility room, entrance hall and cloakroom.*

*Upstairs are three bedrooms and a shower room. Outside, the property benefits from a rear garage accessed via a private service road, additional parking under a carport and a further block-paved driveway to the front. In need of some updating, the property is offered with no onward chain and represents an excellent opportunity to create a superb family home.*

### DESCRIPTION

An extended well maintained three bedroom detached home believed to have been constructed in the 1950's and located within close proximity of the Chipping Norton secondary school and St Marys primary school. Features of this include upvc double glazed windows ,front and rear gardens and also a rear driveway serving the garage via an access road, as well as the driveway to the front of the property. The property offers huge scope for development ( subject to the necessary permissions)

End of chain.

### 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 (22 miles). 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.

### GROUND FLOOR

The ground floor includes an extended lounge-dining area, a generous kitchen, a utility room, an entrance hall and a convenient cloakroom.

### FIRST FLOOR

Upstairs are three bedrooms, two of which are doubles and all with useful built in storage and a separate shower room located off the landing. Loft access and airing cupboard.

### OUTSIDE

Outside, there is a garage positioned at the back of the rear garden, accessed via a private rear service road, with further parking available under the neighbouring carport.

The front of the property also benefits from a block-paved driveway, offering extra off-road parking.

The rear garden is south west facing and is planted with mature trees and shrubs and there is a useful shed for storage.

### SERVICES

Mains gas, electric and water connected. Gas central heating through radiators.







### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
Tel: (01993) 702941

### COUNCIL TAX

Council Tax Band D £2,494.57 for the year 2025/2026

### VIEWING

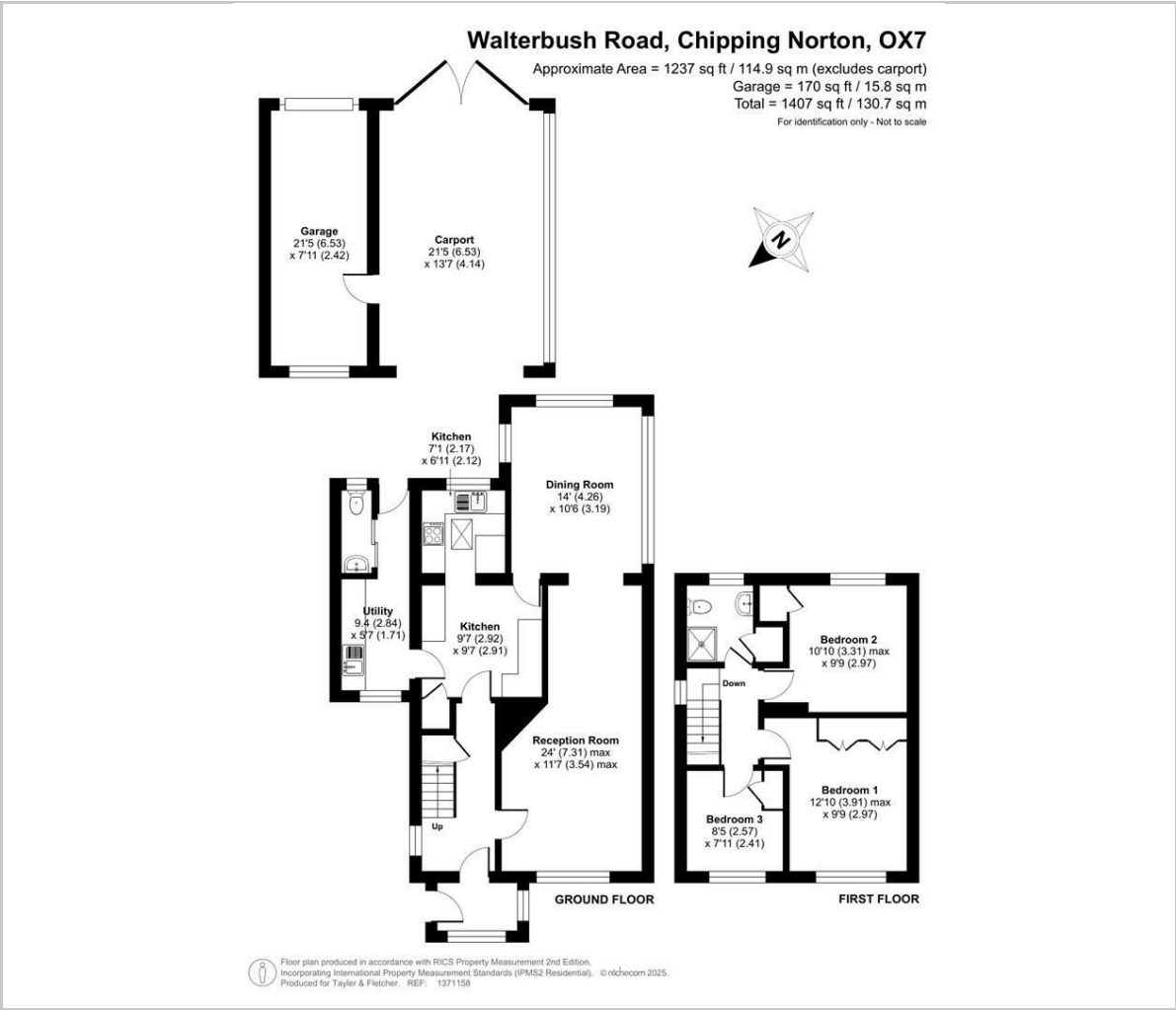
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

### FIXTURES & FITTINGS

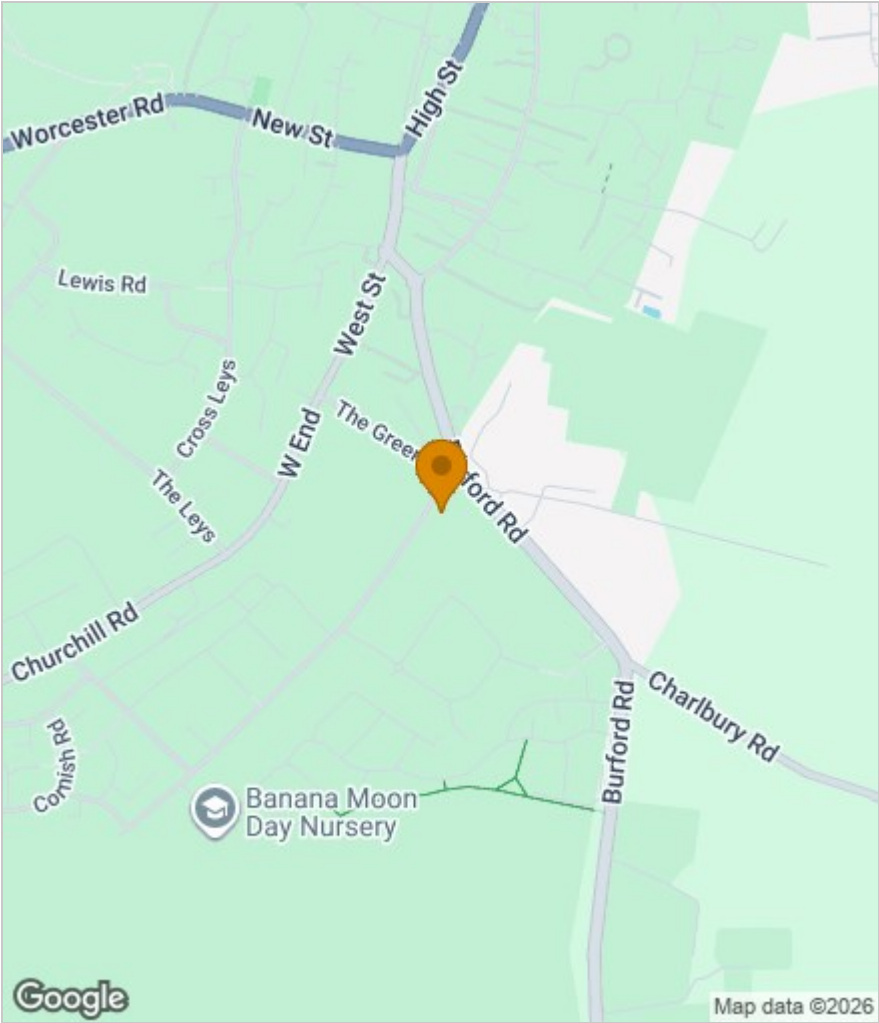
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.



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.

