

established 200 years

# Tayler & Fletcher



22b, New Street  
Chipping Norton, OX7 5LJ  
Guide Price £299,950



## 22b, New Street

Chipping Norton, OX7 5LJ

*A beautifully presented two-bedroom second-floor apartment, finished to a high standard throughout, with charming period features. Ideally located within easy reach of the town's amenities, the property enjoys far-reaching views over rooftops towards the surrounding countryside and beyond.*

### LOCATION

Chipping Norton is a highly sought-after and attractive market town, set in the heart of the Oxfordshire Cotswolds and serving a wide surrounding rural area. Renowned for its character and community feel, the town offers an excellent mix of independent boutiques, cafés, restaurants and well-known retailers, together with a range of professional services. Local amenities are extensive and include a community hospital and health centre, leisure centre with swimming pool, golf course, Cinema, and Theatre. The town is also well served by highly regarded primary and secondary schooling. Electric vehicle charging points are available in the New Street car park. Surrounded by beautiful Cotswold countryside, the area offers an abundance of scenic walks, bridleways and nearby villages. Chipping Norton is well placed for access to Banbury (12.9 miles, with M40 access), Oxford (19.7 miles), Witney (15.5 miles) and Stratford-upon-Avon (22 miles). Mainline rail services to London Paddington are available from nearby Charlbury (6.6 miles) and Kingham (5.3 miles). The town is also within easy reach of Soho Farmhouse, Daylesford, and Diddly Squat Farm Shop.

### ACCOMMODATION

The accommodation comprises of a communal entrance hall with a lockable built-in storage cupboard and stairs rising to the second floor. There is a security intercom system fitted for access. The

apartment's front door opens into an entrance hall, which benefits from a large under eaves storage cupboard and the telephone for the intercom system.

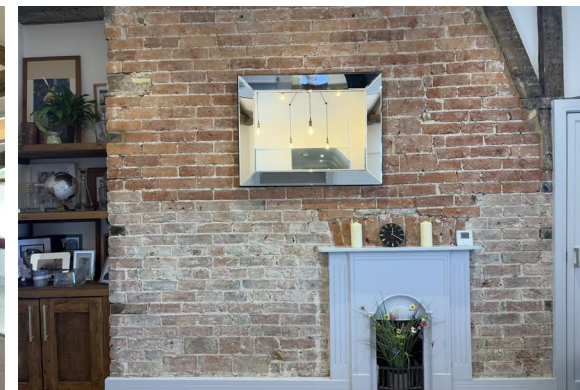
The entrance hall leads into a modern kitchen featuring attractive exposed beams, ceramic tiled floor, fitted with an electric hob, built-in oven, and integrated dishwasher, along with plumbing for a washing machine and space for a fridge-freezer.

A spacious living room with partially vaulted high ceilings, featuring a striking statement spider light, Amtico herringbone flooring, bespoke timber cupboard and shelving unit, loft access, exposed beams and brickwork, and a feature open fireplace. Dual-aspect windows with original shutters to one window, additionally there are modern shutters and blinds fitted to both windows which flood the room with natural light while offering spectacular countryside views.

The principal bedroom features vaulted high ceilings, exposed beams and stonework, and a window with shutters offering countryside views.

The Second double bedroom has a high, vaulted, beamed ceiling, exposed stonework and beams.

The modern bathroom is fitted with a double walk-in shower with rain shower set fitted, WC, and basin inset vanity unit,





complemented by a tall wall-mounted radiator, and enhanced by exposed beams, stonework and wall lights.

Woodgreen, Witney, Oxfordshire, OX28 1NB | 01993 702944

### FIXTURES & FITTINGS

22b is adjacent to the free public long stay carpark.

Only those specifically mentioned within the sale particulars are included in the sale.

### SERVICES

Mains electricity, gas, water, and drainage are connected.

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.

### TENURE

The property is Leasehold. 125 year lease from 2020.

### OUTGOINGS

Council Tax Band B | 2026/27 £2034.64.

Ground Rent | £250 per annum.

Service Charge | £1235.39 per annum.

### VIEWING

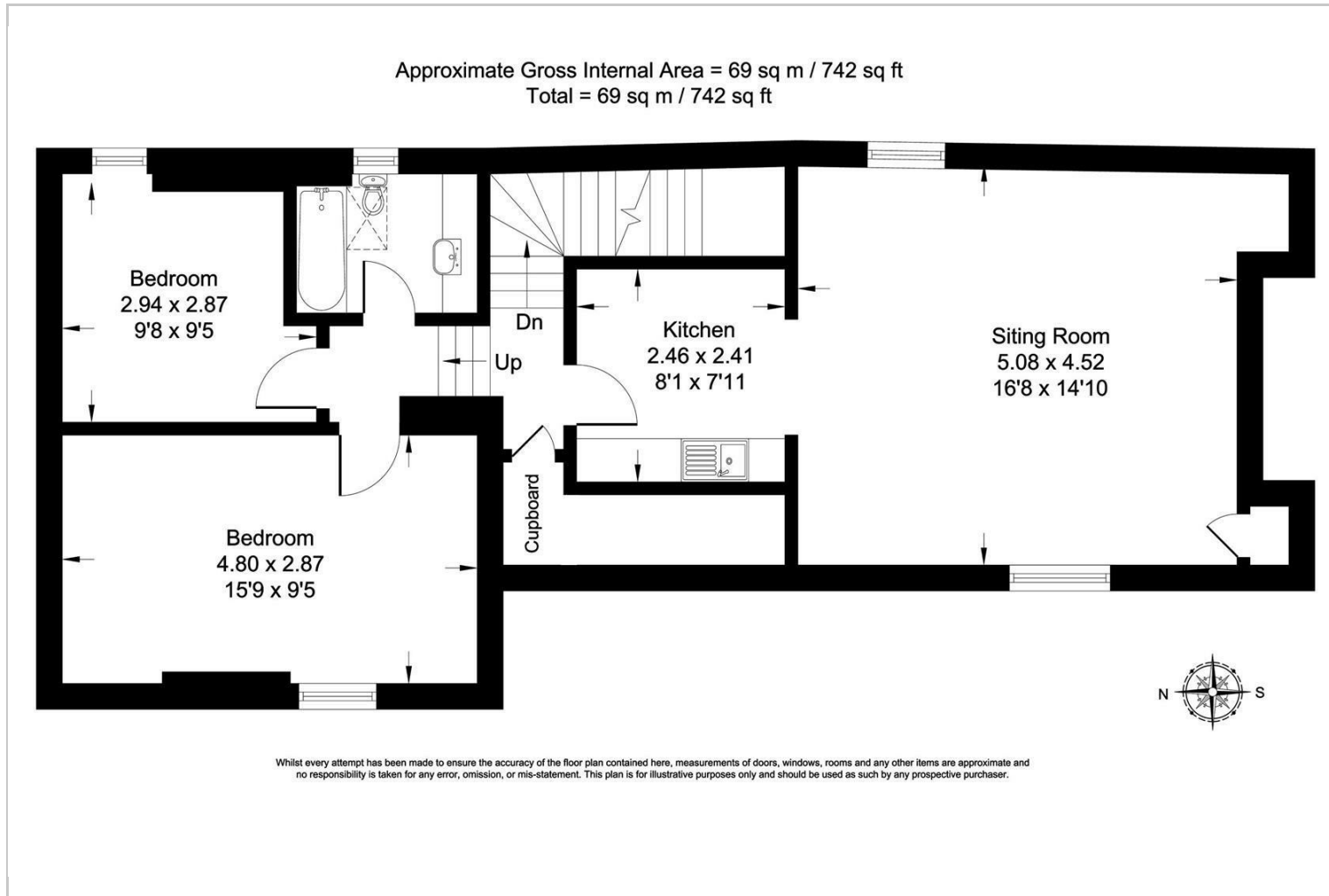
Viewing is via the sole agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

### LOCAL AUTHORITY

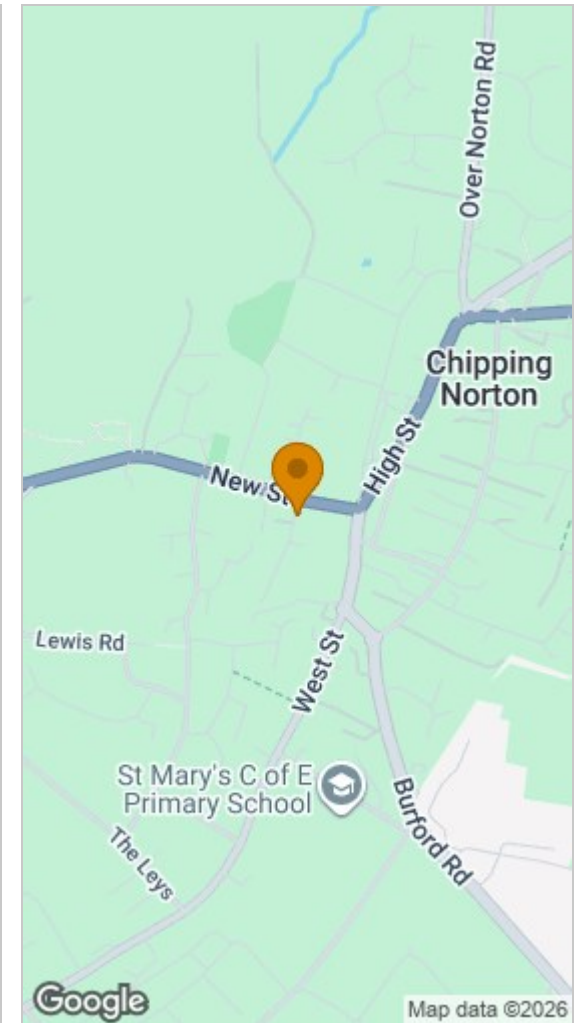
West Oxfordshire District Council,



## 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	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	