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# Tayler & Fletcher



17 Tilsley Road  
Chipping Norton, OX7 5JA  
**Guide Price £575,000**



## 17 Tilsley Road

Chipping Norton, OX7 5JA

*A beautifully presented four-bedroom link-detached home, tucked away at the end of a quiet cul-de-sac.*

*Accommodation comprises a porch, entrance hall, sitting room, dining room, kitchen/breakfast room, utility/boot room, family bathroom, ground floor bedroom, playroom/additional bedroom, two first floor bedrooms (1 en suite).*

*Driveway parking, garage, rear garden, garden studio.*

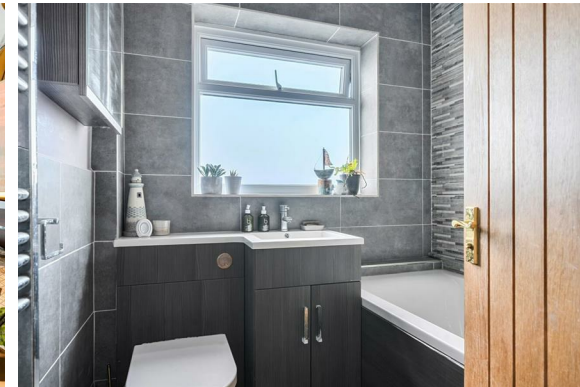
### Location

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.

### Ground Floor

17 Tilsley Road is a well-presented four-bedroom link-detached dormer bungalow offering versatile accommodation across two floors. The front door opens into a porch, leading through to a spacious entrance hall. From here there is access to a ground floor bedroom, a playroom/additional bedroom, and an extended sitting room centred around a wood-burning stove. Also on the ground floor is a modern bathroom with a shower over the bath, along with a well-appointed kitchen/breakfast room. The kitchen





features a range of pantry cupboards, a breakfast bar, gas hob, oven, timber worktops, an integrated dishwasher, and space for a fridge/freezer. It also benefits from a water filter and softener, and enjoys a lovely view of the garden. The kitchen leads through to a separate utility/boot room, which offers space for a tumble dryer, plumbing for two washing machines, a sink, and a useful storage cupboard.

### First Floor

Stairs rise from the entrance hall to the first-floor landing, which gives access to bedroom two and the principal bedroom. The principal bedroom enjoys lovely far-reaching views and benefits from fitted wardrobes, and a contemporary en suite bathroom with a rainfall shower and heated towel rail.

### Outside

The property is situated at the end of a quiet cul-de-sac and is approached via a private gravelled driveway, along with a separate drive leading to the garage. The garage benefits from power and lighting, while a side gate provides access to the rear garden. The garden is predominantly laid to lawn and features a range of mature trees, along with a decked seating area, pergola, shed, store room, and a garden studio with power and lighting.

### Services

Mains water, gas, drainage, and electricity. Gas fired central heating.

### Local Authority

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

### Council Tax

Band D 2026/2027 £2615.95

### What3Words

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### Tenure

This property is Freehold.

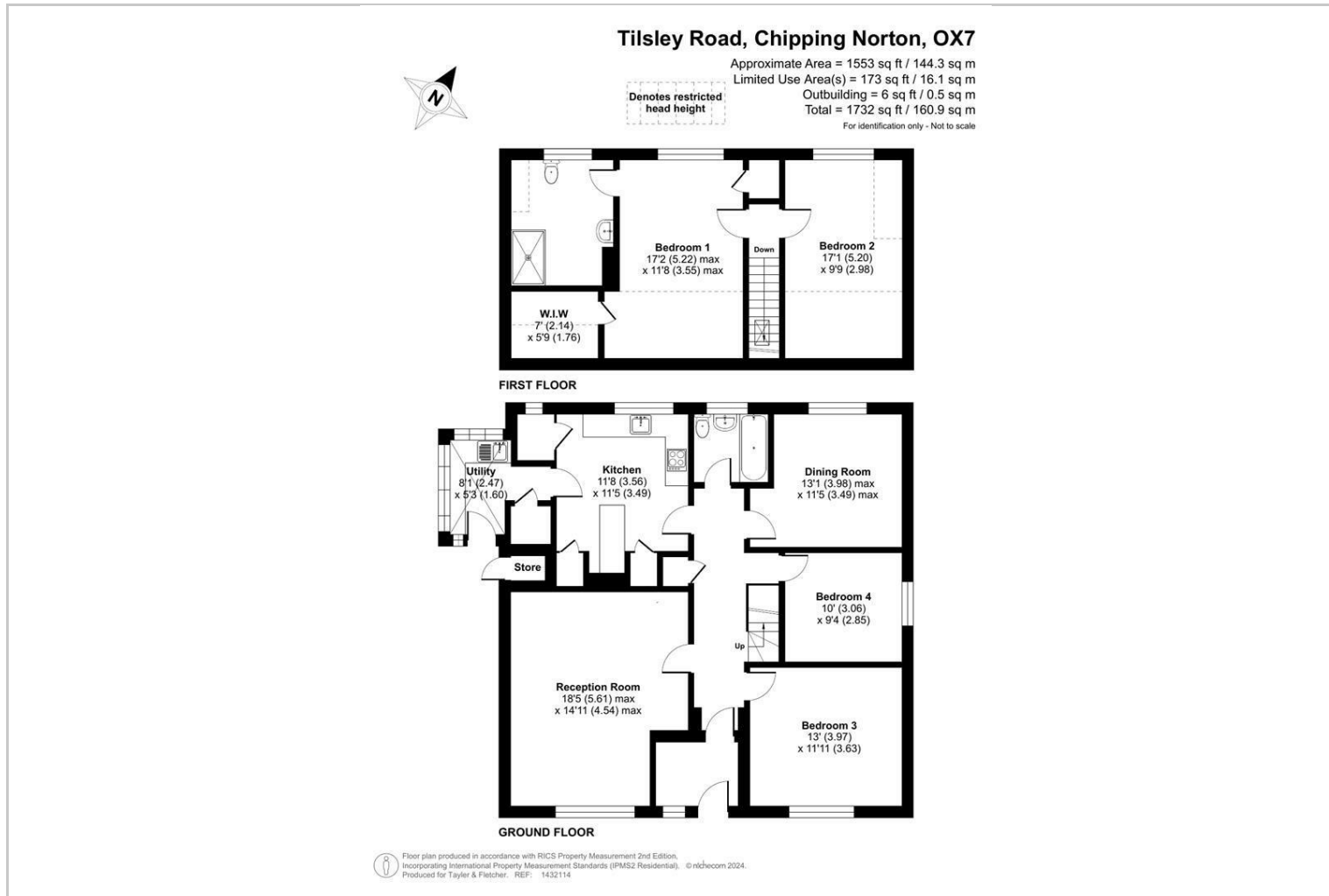
### Fixtures and Fittings

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.

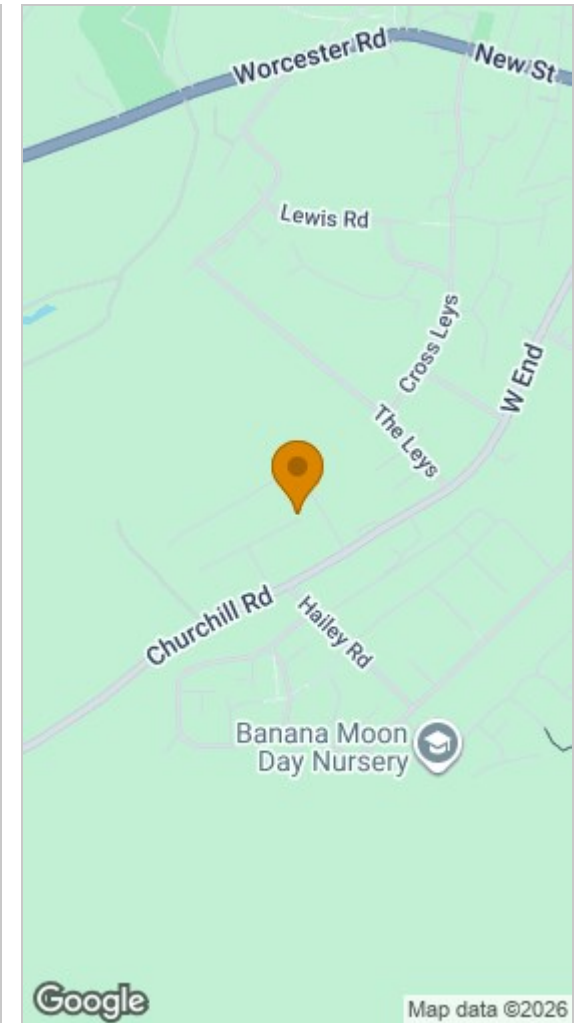
### Viewing

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.

