established 200 years

Tayler & Fletcher

11 Evans Way

Chipping Norton, OX7 5QX

Guide Price £630,000

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Chipping Norton, OX7 5QX

Situated in the charming town of Chipping Norton, this four-bedroom detached home offers a fantastic opportunity for families and individuals alike, with versatile accommodation designed to suit a variety of lifestyles.

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.

DESCRIPTION
This beautiful detached home offers spacious and comfortable family living, featuring four generous double bedrooms, two of which benefit from en-suite bathrooms. The property also features an open-plan kitchen/breakfast room, a spacious reception room, office, dining room, downstairs WC and a family bathroom, along with a private walled garden, blocked paved driveway parking for two cars and a single garage. Ideally positioned overlooking a green area, with open fields to the side, the home offers a pleasant outlook and a wonderful sense of space.

GROUND FLOOR
Upon entering, you are welcomed into a spacious and inviting entrance hall, benefiting from a useful under-stairs storage cupboard with integrated lighting,

The generous kitchen/breakfast room features an electric hob with extractor fan, plenty of built-in storage cupboards, an integrated double oven, washing machine, dishwasher, fridge/freezer. Double-glazed French doors, complemented by windows to either side opening onto the patio and rear garden.

Adjacent is a generously proportioned reception room, featuring Amtico flooring and double-glazed French doors, complemented by windows to either side. The doors open directly onto the rear patio and garden.

To the front of the property is a lovely office, featuring Amtico flooring and a double-glazed window enjoying pleasant views over the green area and fields beyond.

Also positioned to the front of the property is a dining room, with Amtico flooring and double-glazed dual-aspect windows, allowing plenty of natural light to fill the room.

Completing the ground floor is a convenient downstairs WC, with basin.

SECOND FLOOR
Stairs rise from the entrance hall to a split-level landing, providing access to the loft and a useful built-in airing cupboard.

The principal bedroom is a generous double room, benefiting from an en-suite shower room featuring a double shower cubicle with rain shower over, full-length heated towel rail, WC, basin and tiled flooring.

Bedroom two is another well-proportioned double room with built-in wardrobe storage and its own en-suite, comprising a double shower cubicle with rain shower over, full-length heated towel rail, WC, basin and tiled flooring.

Bedroom three is a further double bedroom with double-glazed windows overlooking the rear garden.

Bedroom four is also a spacious double bedroom with double-glazed windows overlooking the rear garden.

The family bathroom is finished with Amtico flooring and benefits from a double-glazed window. It is fitted with a bath with overhead shower, WC and basin.

OUTSIDE

The property benefits from a block paved driveway with a single garage and tandem parking for two cars. A convenient side gate provides access to the beautifully enclosed and private rear garden.

The garden features a lawn with attractive flower and shrub beds. There is also a paved patio area, complete with an outside tap and lighting, providing an ideal space for relaxing and enjoying the garden.

To the rear of the garage is a gravelled area, perfect for creating a lovely BBQ space. Steps lead down to the garage, which can also be accessed via a personnel side door directly from the garden. The garage benefits from power and lighting, as well as storage space in the roof, providing useful additional storage.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas central heating.

LOCAL AUTHORITY

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

COUNCIL TAX

Band F - 2026/2027 £3778.59

WHAT3WORDS

///coil.lump.ringside

TENURE

The property is freehold with common managed areas. The annual service charge is currently £211.35 per annum

FIXTURE AND FITTINGS

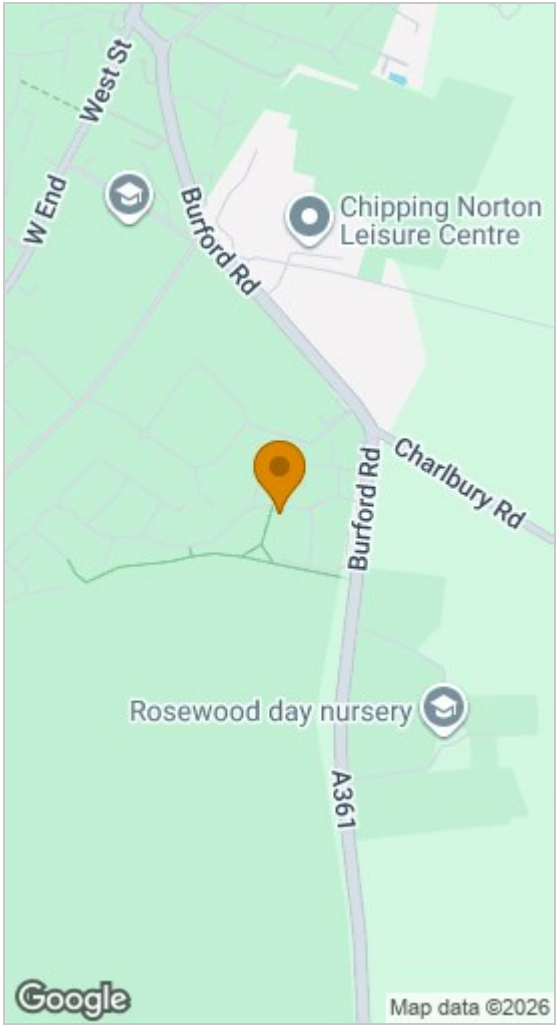
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

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.

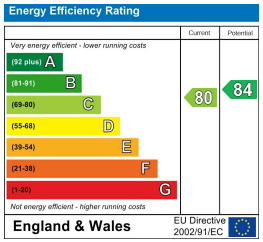
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS
Tel: 01608 644344 Email: cnorton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk