

established 200 years

Tayler & Fletcher



51 ROCK HILL, CHIPPING NORTON

A 3/4 bedroom Cotswold stone period terraced house with courtyard garden and allocated parking

Rent - £1,050 per calendar month

51 Rock Hill, Chipping Norton, Oxfordshire, OX7 5BA

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 shops, including such High Street names as T G Jones, Boots the Chemist, Aldi, Coop and, other facilities such as Doctors Surgery, a Cottage Hospital, a Theatre, The Living Room Cinema, Veterinary, Swimming Pool, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy traveling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham Stations which are both within 6 miles.

51 Rock Hill

Is a period terraced cottage of Cotswold stone under a blue slate roof. The property has the benefit of double glazing, refurbished kitchen, an en-suite shower room and Bathroom. New carpets to be fitted to the majority of rooms. The accommodation is briefly as follows::

On The Ground Floor:

Sitting Room

11'10" x 11'7" (3.61 x 3.53)

Dining Room

9'3" x 8'3" (2.82m x 2.51m)

With door to rear courtyard and door to:

Cellar

9'0" x 10'7" (2.74 x 3.23)

Beneath sitting room and with stone steps, electric light and power and extractor fan.

Kitchen

7'1" x 6'2" (2.16 x 1.88)

With base and wall units including stainless steel sink, electric cooker point, extractor fan, plumbing for washing machine and space for a fridge.

On The First Floor:

Landing.

Bedroom 1

12'0" x 10'5" (3.66 x 3.18)

Bedroom 2

9'4" x 6'7" (2.84 x 2.01)

Bathroom

With bath having shower over, w.c, basin, shelved recess.

On The Second Floor

Landing

Bedroom 3

11'0" x 10'2" (3.35 x 3.10)

Ensuite Shower Room

With shower cubicle, basin and w.c., extractor fan.

Box Room/Bedroom 4

6'10" x 5'6" (2.08 x 1.68)

Outside

Rear Courtyard Garden and car parking space in off lying car park.

RENT

£1,050 per calendar month payable by standing order monthly in advance

EPC

Rating D

Council Tax

Band C Rates payable for the year 2026/27 £2325.29

Restrictions

No Smokers.

Notes

Please note this property will be managed by Tayler and Fletcher

Holding Deposit

A holding deposit of one week's rent £242 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed).

Security Deposit

A security deposit of 5 weeks' rent = £1211 payable is at the commencement of the Tenancy. This will be deposited on the Tenant's behalf with TDS Custodial Services by the Landlord.

VIEWING

By confirmed appointment please through the Letting Agents - Tayler & Fletcher Bourton Office Telephone 01451 820913

