established 200 years

Tayler & Fletcher



4 Distons Lane

Chipping Norton, OX7 5NY

Guide Price £325,000

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4 Distons Lane

Chipping Norton, OX7 5NY

A charming two bedroom cottage, located in a highly desirable road, just a short walk from the Town centre.

Accommodation briefly comprises a sitting room, kitchen/dining room, two bedrooms, a separate dressing room/home office, a family bathroom, and a West facing courtyard garden.

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

Constructed in 1881, 4 Distons Lane presents a fantastic opportunity to acquire a period property in the centre of this popular market town. The front door opens into the sitting room which centres around a Victorian fireplace. This leads through to the kitchen/dining room which overlooks the courtyard garden and features a range of base and wall units, a breakfast bar, an oven with hob, plumbing for a washing machine, space for a fridge and a freezer, and a door that provides access to the rear garden.

First Floor

A door from the kitchen provides access to the staircase leading to the first-floor landing. From the landing, there is access to a spacious double bedroom featuring a decorative fireplace and wooden flooring. The family bathroom is located alongside the bedroom and is fitted with a rolltop bathtub with shower attachment, a WC, and a wash basin.

Second Floor

Stairs rise from the landing to the second floor, which comprises an additional double bedroom with a door leading into a separate dressing room/home office.

Outside

The property benefits from a West facing courtyard garden designed with low-maintenance in mind, featuring a gravelled seating area, a timber shed, and a variety of mature trees and shrubs.













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

Tenure
This property is Freehold.

Local Authority
West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 6NB

Council Tax
Band C | 2026/2027 £2325.29

Rights of Way
Each of the residents of the terrace benefits from a right of way via a walkway immediately behind the houses which provides external access to their back doors and gardens.

What3Words
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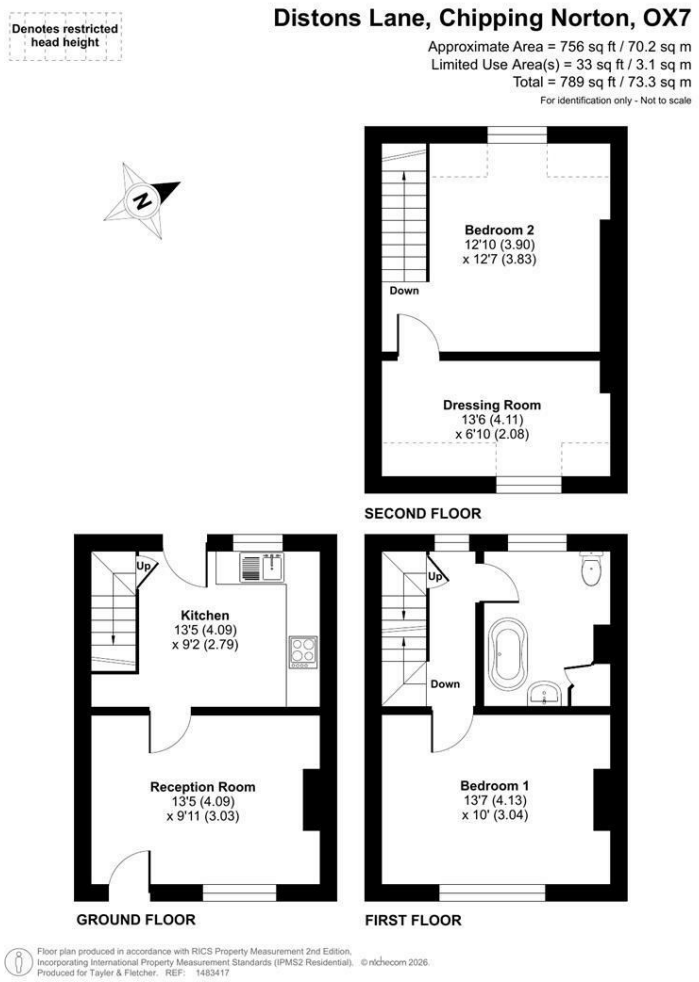
Viewing
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Fixtures 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.

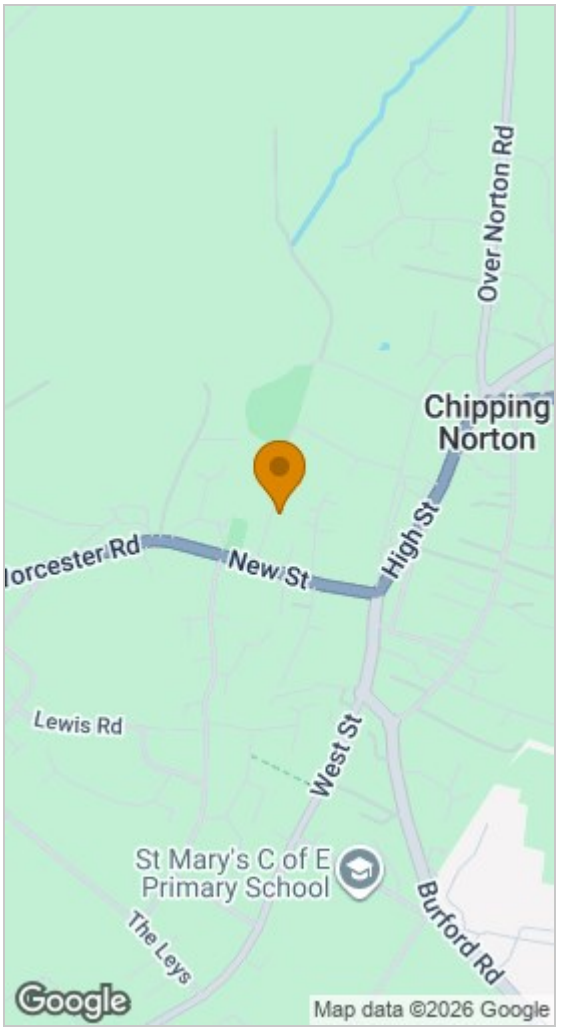




Floor Plan

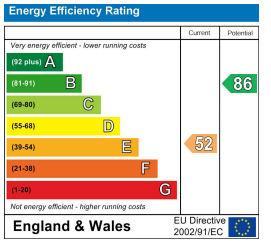


Area Map



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.

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