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Tayler & Fletcher



10 White Hart Mews
Chipping Norton, OX7 5FB
Guide Price £275,000



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Nestled in the charming gated White Hart Mews of Chipping Norton, this delightful period mews house offers a perfect blend of character and modern living.

In addition to its appealing location, the property benefits from parking for one vehicle, a valuable asset in this picturesque town. Chipping Norton is known for its vibrant community and stunning Cotswold scenery, offering a range of local amenities, shops, and eateries just a stone's throw away.

This mews house presents an excellent opportunity for those looking to embrace the charm of Chipping Norton while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer, a downsizer, or seeking a peaceful lock up and leave retreat, this property is sure to be of interest.

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 National and Independent Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (12.9 miles with M40 link), Oxford (19.7 miles), Witney (15.5 miles), and Stratford-upon-Avon (22vmiles). Main line train services to London (Paddington) are available from Charlbury (6.6 miles) and Kingham (5.3 miles). (All distances are approximate). The town is also within easy reach of Soho farmhouse and Daylesford.

DESCRIPTION

White Hart Mews is a charming mews cottage presented in excellent order having recently been decorated with new carpets laid throughout. The cottage is set in an idyllic cobbled and gated secure community tucked away in the heart of this thriving Cotswold market town. The property can be approached from either High Street or Albion Street via cast iron electric gates over a cobbled drive and benefits from a very useful allocated carport.

ACCOMMODATION

The accommodation comprises entrance lobby, kitchen with appliances including integrated washer/dryer and fridge, single oven and electric hob. Sitting room, three bedrooms and two bathrooms.

GROUND FLOOR

Comprises entrance hall with stairs rising to first floor. Kitchen with built in cupboards and integrated appliances including oven, electric hob, washer/dryer and fridge. Sitting/dining room with large sash window and separate external access door.

FIRST FLOOR

Stairs from entrance hall to first floor with a single bedroom, stairs to second floor with a double bedroom with large sash window and built in double wardrobe and a separate shower room with heated towel rail and large sash window. Stairs to third floor landing with exposed feature beam, this leads to a further double bedroom with exposed feature beams to ceiling. Separate bathroom with white suite including bath with shower over and heated towel rail.

OUTSIDE

The property can be approached from either High Street or Albion Street via cast iron electric gates over a cobbled drive and has one allocated carport which is a short walk from the cottage.





LEASEHOLD

The vendor has advised there is approximately 104 years remaining on the lease. The ground rent is £200 per annum and the service charge is £2,386.54 per annum. Please note the vendor has advised no dogs are to be kept at the property on a full time basis. The property also cannot be used for holiday lets.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band C. Rate Payable for 2025/ 2026 £2217.38

FIXTURES & 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.

SERVICES

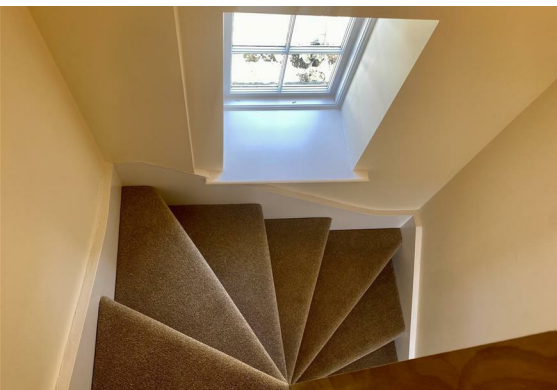
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

VIEWING

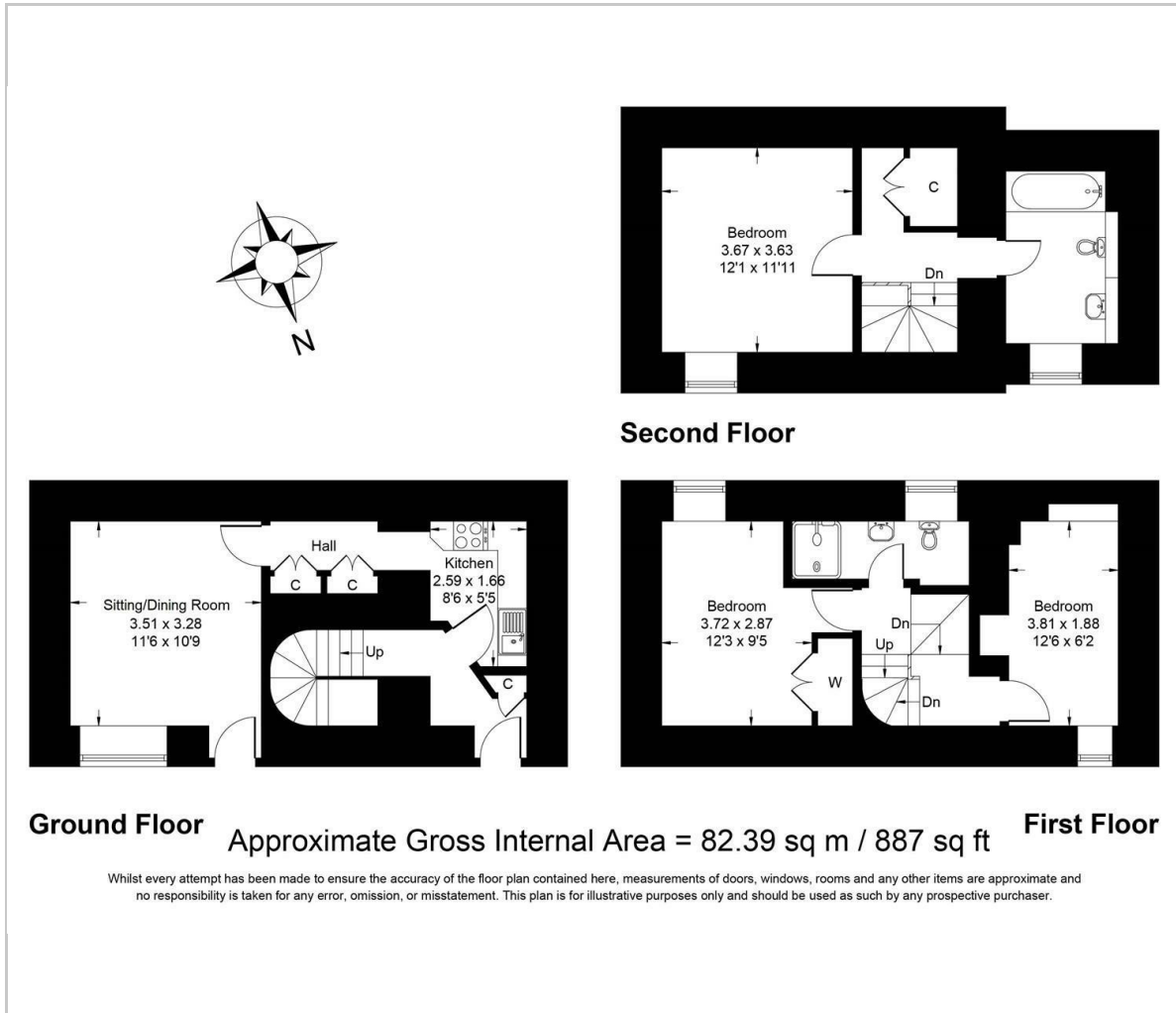
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

INCENTIVE

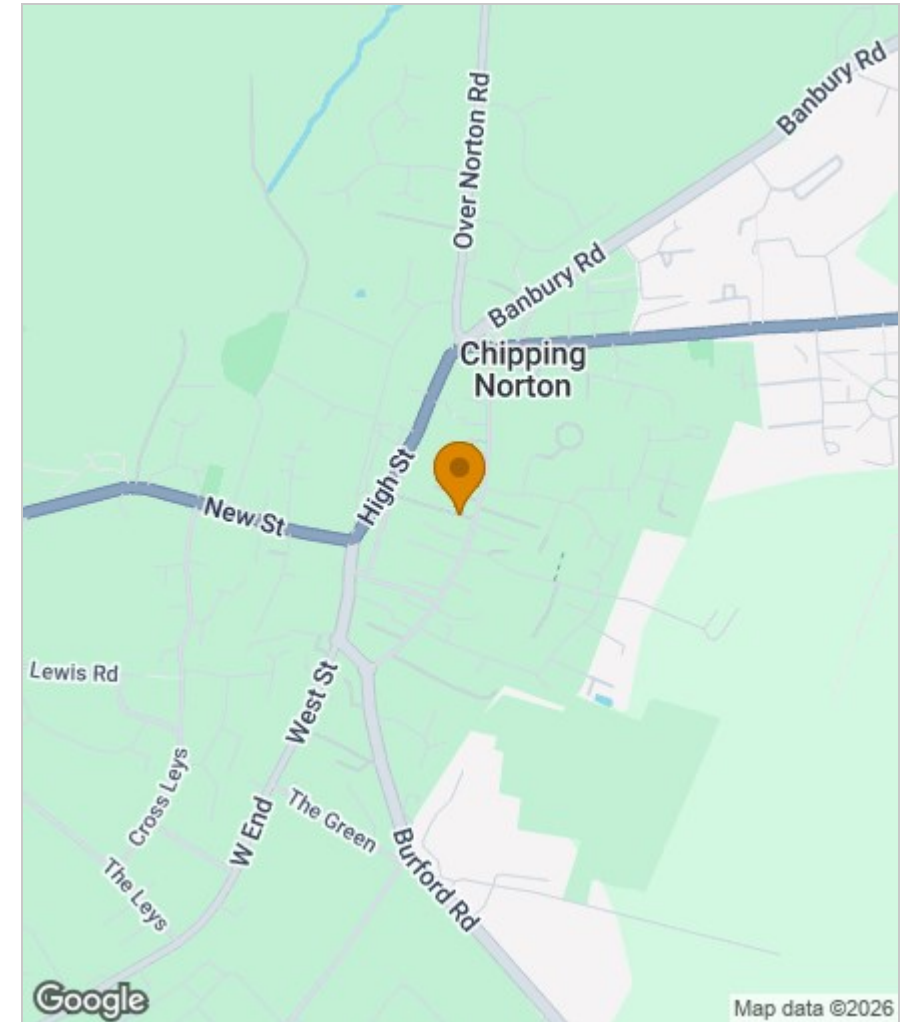
FIRST YEARS SERVICE CHARGE PAID



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		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	