

established 200 years

# Taylor & Fletcher



5 Walterbush Road  
Chipping Norton, OX7 5DN  
Guide Price £450,000



## 5 Walterbush Road

Chipping Norton, OX7 5DN

*A three-bedroom detached home, providing generous living space and great potential, situated a stones throw away from the Town Centre.*

*Accommodation briefly comprises a porch, entrance hall, cloakroom, utility/boot room, sitting room, kitchen/breakfast room, dining room, three bedrooms, family bathroom.*

*Driveway parking, garage, car port, south/east facing rear 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.

### The Property

An extended well maintained three bedroom detached home believed to have been constructed in the 1950's and located within close proximity of the Chipping Norton secondary school and St Marys primary school. Features of this include upvc double glazed windows ,front and rear gardens and also a rear driveway serving the garage via an access road, as well as the driveway to the front of the property. The property offers huge scope for development ( subject to the necessary permissions)

End of chain.

### Ground Floor

The ground floor includes an extended lounge-dining area, a generous kitchen, a utility room, an entrance hall and a convenient cloakroom.

### First Floor

Upstairs are three bedrooms, two of which are doubles and all with useful built in storage and a separate shower room located off the landing. Loft access and airing cupboard.

### Outside

Outside, there is a garage positioned at the back of the rear garden, accessed via a private rear service road, with further





parking available under the neighbouring carport.

The front of the property also benefits from a block-paved driveway, offering extra off-road parking.

The rear garden is south west facing and is planted with mature trees and shrubs and there is a useful shed for storage.

#### Services

Mains gas, electric and water connected. Gas central heating through radiators.

#### Local Authority

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

#### Council Tax

Council Tax Band D | 2025/2026 £2,494.57

#### What3Words

///bagpipes.flexibly.meant

#### 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 & Fittings

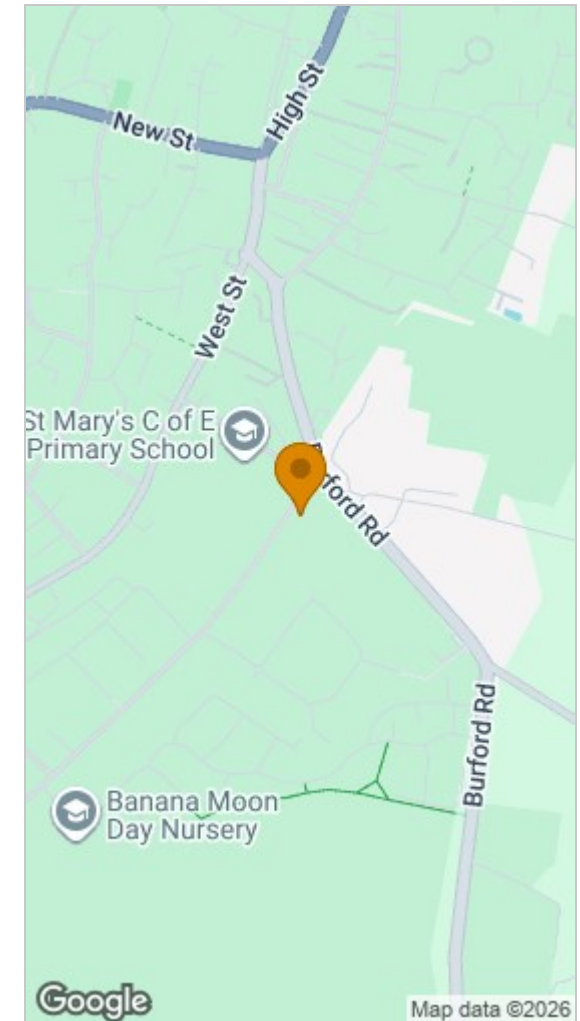
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

