established 200 years

Tayler & Fletcher



31 Wilcox Road

Chipping Norton, OX7 5LE

Guide Price £450,000

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31 Wilcox Road

Chipping Norton, OX7 5LE

A charming three bedroom detached stone home, situated in a peaceful cul-de-sac close to the centre of Chipping Norton.

The accommodation comprises an entrance hall, dining room, reception room, kitchen, downstairs WC, family bathroom and three bedrooms.
Externally, the property benefits from a rear garden, garage and driveway parking. No onward chain.

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

An attractive three-bedroom detached stone-built property, ideally situated in a quiet cul-de-sac close to the centre of Chipping Norton. The property benefits from a south-facing rear garden, driveway parking and a garage.

GROUND FLOOR

Upon entering the property through the inviting entrance hall, you are welcomed by a bright and spacious hallway, with a door leading to the reception room, which features a stone fireplace and attractive leaded bay window overlooking the front of the property. The reception room leads through to a well-proportioned dining room, complete with sliding patio doors opening out onto the rear patio garden.

The property also benefits from a fully fitted kitchen, offering ample cupboard and storage space, an eye-level double oven, gas hob, extractor fan and plumbing for a washing machine. A further door provides convenient access to the rear garden. There is also a conveniently located downstairs WC.

SECOND FLOOR

Stairs rise from the hallway to the first floor, where you will find three bedrooms. The spacious master bedroom benefits from a fitted double wardrobe and a private en-suite, complete with a walk-in shower, WC and wash basin.

Bedroom two is another good-sized double bedroom overlooking the front of the property, while bedroom three is a





















single bedroom enjoying views over the rear garden.

Completing the first floor is the family bathroom, fitted with a bath and overhead shower, WC and wash basin.

OUTSIDE

The property benefits from a driveway providing off-road parking and a single semi detached garage. A side gate provides access to the south-facing rear garden, which features a paved patio area leading onto a lawn and backs onto attractive woodland. There is also a useful garden shed providing additional storage. The garage benefits from power and lighting, along with convenient side-door access from the garden.

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 D - 2026/2027 £2615.95.

WHAT3WORDS

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TENURE

This property is Freehold.

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

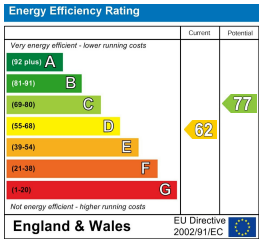


Area Map



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.

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