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Tayler & Fletcher



Quarry Cottage 11 Wards Road
Chipping Norton, OX7 5BU
Guide Price £850,000



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Delightful detached character property situated at the end of Wards Road with a semi rural location adjacent to open fields within walking distance of local amenities. Quarry Cottage is a period cottage previously extended with the benefit of double glazing and gas fired central heating throughout, the property has been well maintained throughout with large well stocked gardens.

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, excellent Primary and Secondary Schools and electric vehicle charging points in New Street, car park. 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.

DESCRIPTION

Detached family home on the edge of Chipping Norton yet within walking distance of local amenities. Quarry Cottage is a period cottage situated at the end of Wards Road and benefits from a quiet location with rural views. The property benefits from double glazing and gas fired central heating throughout and has been well maintained throughout with large well stocked gardens.

ACCOMMODATION

GROUND FLOOR

Accommodation includes a farmhouse style kitchen with French doors to the patio, utility room, cloakroom, dining room/study and a sitting room with a log burner and enclosed staircase rising to the first floor.

FIRST FLOOR

Upstairs there is a principle bedroom with en-suite, range of built in wardrobes and airing cupboard. There are two further double bedrooms and a large family bathroom.

OUTSIDE

Outside there is ample off street parking on a gravel drive leading to the detached garage. There is a mature enclosed garden with a greenhouse & potting area, paved patio area, storage shed and outside cabin with power. There are large areas of lawns with mature shrubs, plants and trees, wildlife pond and further double gates leading to a second driveway/parking area.

LOCAL AUTHORITY

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





COUNCIL TAX

Council Tax band E. Rate Payable for 2022/ 2023 £2601.02

SERVICES

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

FIXTURES & FITTINGS

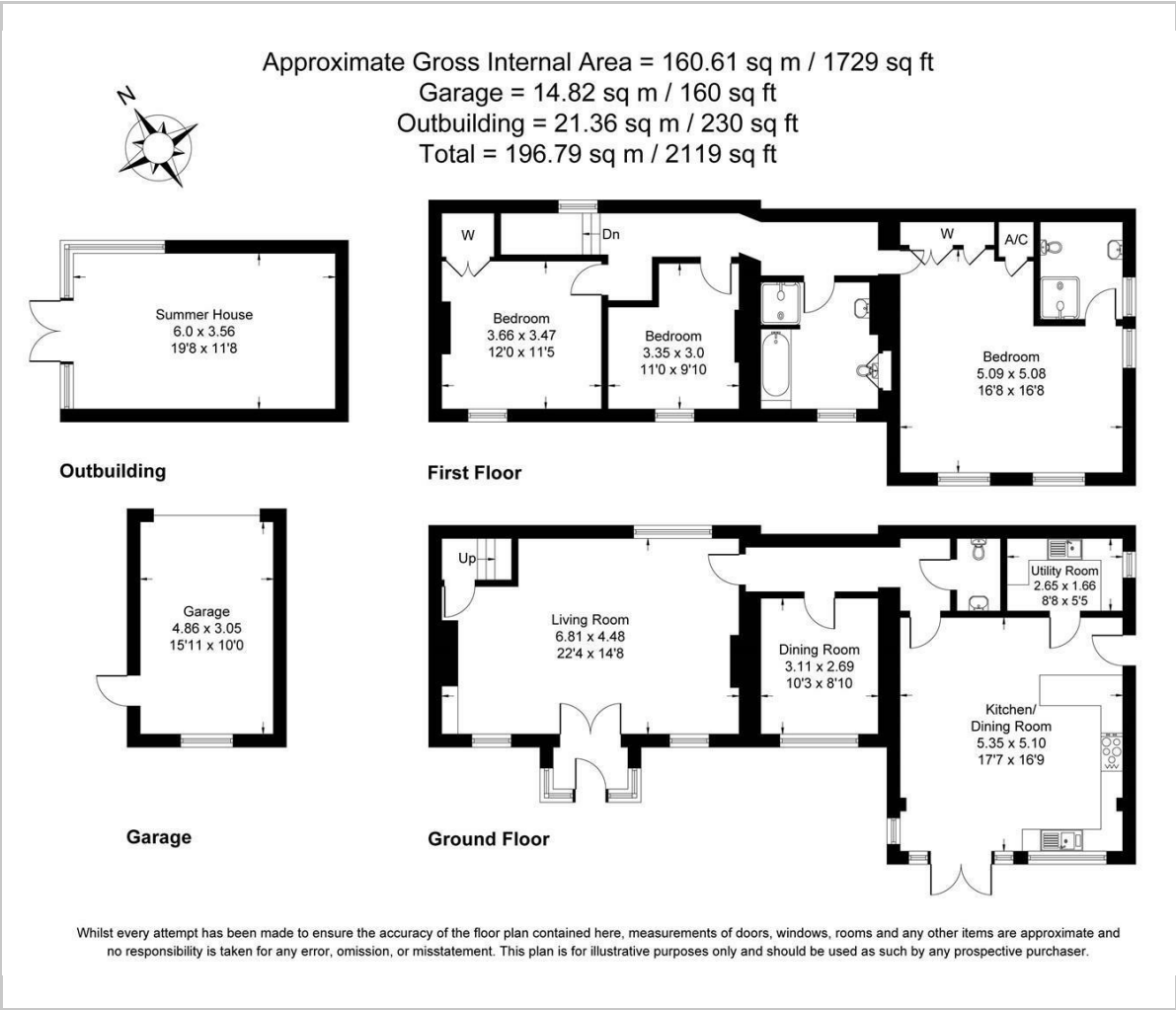
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

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.

