

established 200 years

# Taylor & Fletcher



1 The Green  
, Chipping Norton, OX7 5DH  
Guide Price £695,000



# 1 The Green

## , Chipping Norton, OX7 5DH

*This detached property has been completely transformed into a stylish and modern family home. Finished to an exceptional standard inside and out, it is offered as an end-of-chain purchase, ready to move straight into.*

*The centrepiece is the impressive kitchen and dining space, complete with a contemporary design and aluminium-framed bi-fold doors opening onto the newly turfed garden. A bright lounge, ground floor bedroom and shower room add flexibility for family life, guests or home working.*

*Upstairs, three well-proportioned bedrooms are served by a beautifully appointed family bathroom. Every detail has been renewed, including windows, doors, flooring, plumbing, boiler, bathrooms and kitchen. A new driveway and sleek silicone-based render complete the property's fresh, modern look.*

*This is a home where all the hard work has been done, offering style, comfort and peace of mind in equal measure.*

### 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

This home is centrally located for easy access to the town centra and offers a truly turn key purchasing experience. This one offers just short of 1,200 sq ft of beautifully refurbished accommodation with high quality fitments and flooring.

### ACCOMMODATION

This renovated and refurbished home offers spacious and flexible accommodation arranged over two

floors. On the ground floor there is a hallway, lounge, modern kitchen/diner with aluminium bi-fold doors opening onto the garden, a shower room and a bedroom. The first floor provides three further bedrooms and a family bathroom.

Outside, the property has a newly laid driveway to the front and a turfed garden to the rear along with brand new decking, a patio and a variety of trees and shrubs.

### OUTSIDE

The generous front and rear gardens have been fully landscaped to include a new gravelled driveway which accommodates parking for several cars. The front is surrounded by an attractive stone wall with new gated side access leading to the rear garden.

which is newly laid to lawn with a large raised deking area ideal for entertaining. To the side is a further large patio area which would easily accommodate a large garden shed or studio.

### 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.





### SERVICES

Mains gas, electricity, water and drainage are connected. Gas-fired central heating.

### LOCAL AUTHORITY

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

### COUNCIL TAX

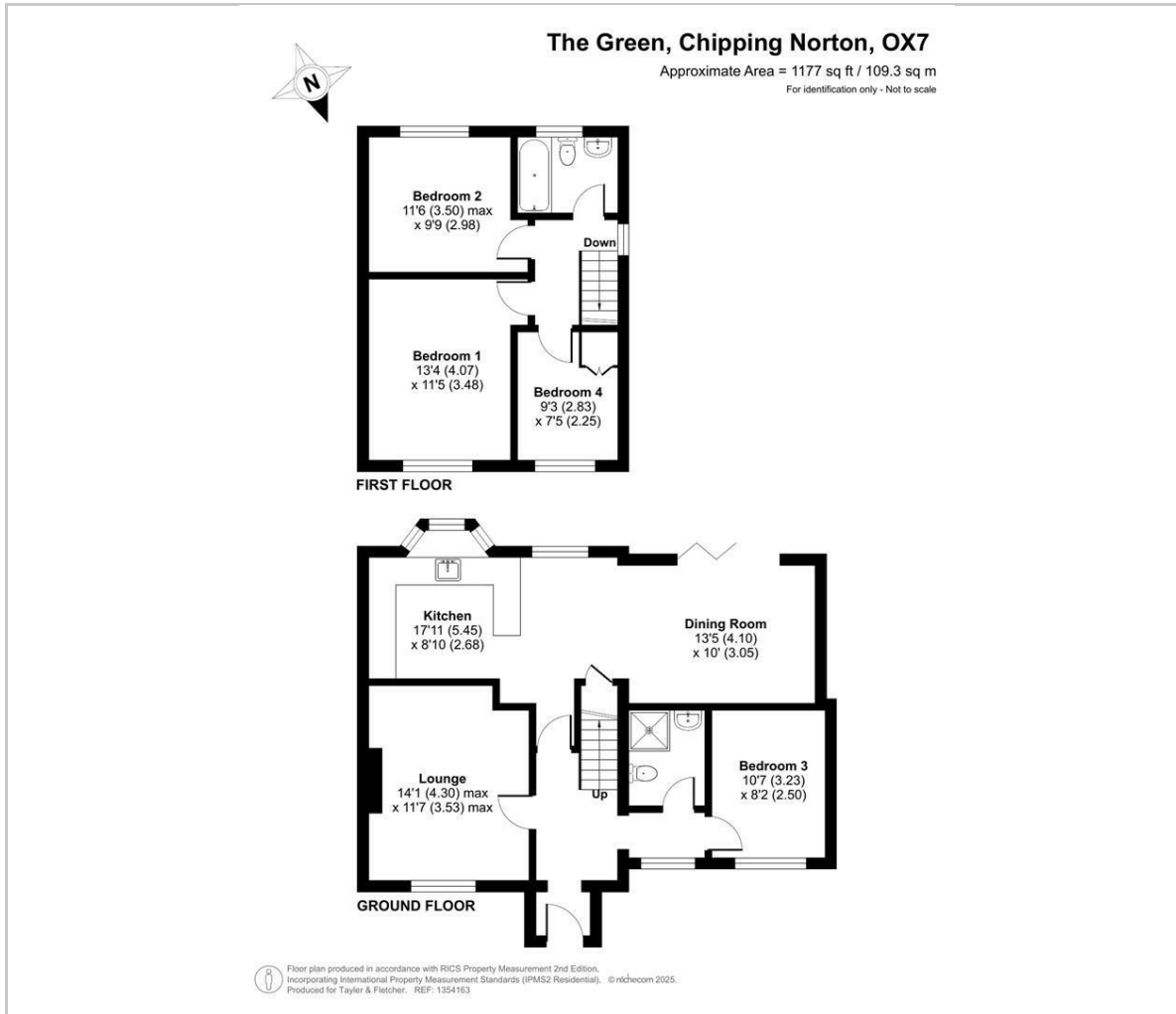
Council tax band : D £2,494.57 for year  
2025/2026

### VIEWING

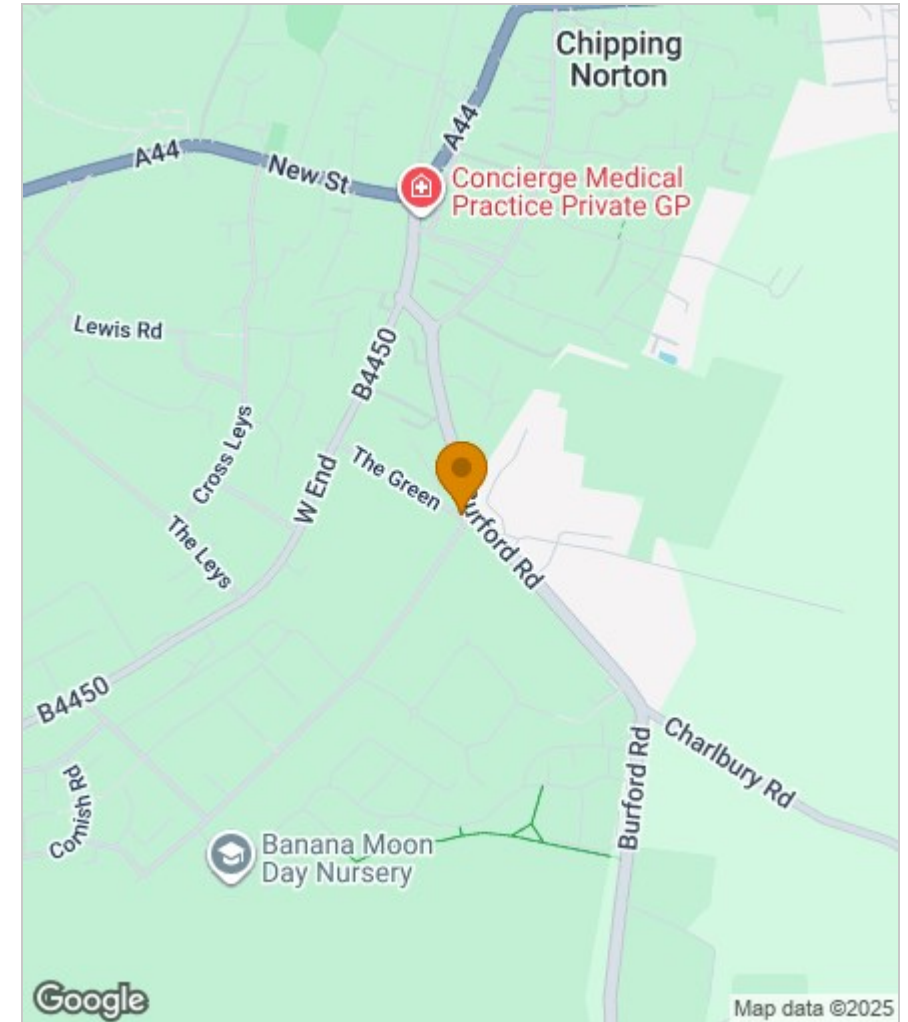
Viewing is strictly via the Sole Agents  
Tayler and Fletcher and prospective  
purchasers should satisfy themselves as  
to the accuracy of any particular point of  
interest before journeying to view.



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

