

established 200 years

# Tayler & Fletcher



7 Cornish Road  
Chipping Norton, OX7 5JX  
£325,000



## 7 Cornish Road , Chipping Norton, OX7 5JX

*This extended three-bedroom semi-detached home offers great potential and is perfectly located with views over a nearby children's play area.*

*The ground floor features a spacious kitchen extension, lounge, dining room, and a useful study. Upstairs are three bedrooms and a family bathroom, which could easily be reconfigured to restore the original layout.*

*Outside, there are front and rear gardens—ideal for families—with the rear enjoying open views. Driveway parking is available to the front.*

*While the property would benefit from updating, it presents an excellent opportunity to create a lovely family home in a desirable setting.*

### 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

A three-bedroom semi-detached home offers excellent potential and is situated in a family-friendly location

### ACCOMMODATION

Three bedrooms, extended kitchen, lounge, study, three bedrooms, family bathroom, front and rear gardens, driveway parking

### GROUND FLOOR

the ground floor has been extended to include a spacious kitchen, along with a study, lounge, and separate dining room —perfect for modern family living.

### FIRST FLOOR

Upstairs, there are three bedrooms and a bathroom, which has been enlarged by borrowing space from the third bedroom; this could easily be reverted to its original layout if desired.

### OUTSIDE

Outside, the property benefits from both front and rear gardens, with the rear enjoying open views towards a children's play area. Driveway parking is available to the front.

### SERVICES

All mains services are connected to the property

### 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.





### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax Band C £2,217.38 FOR THE  
YEAR 2025/2026

### TENURE

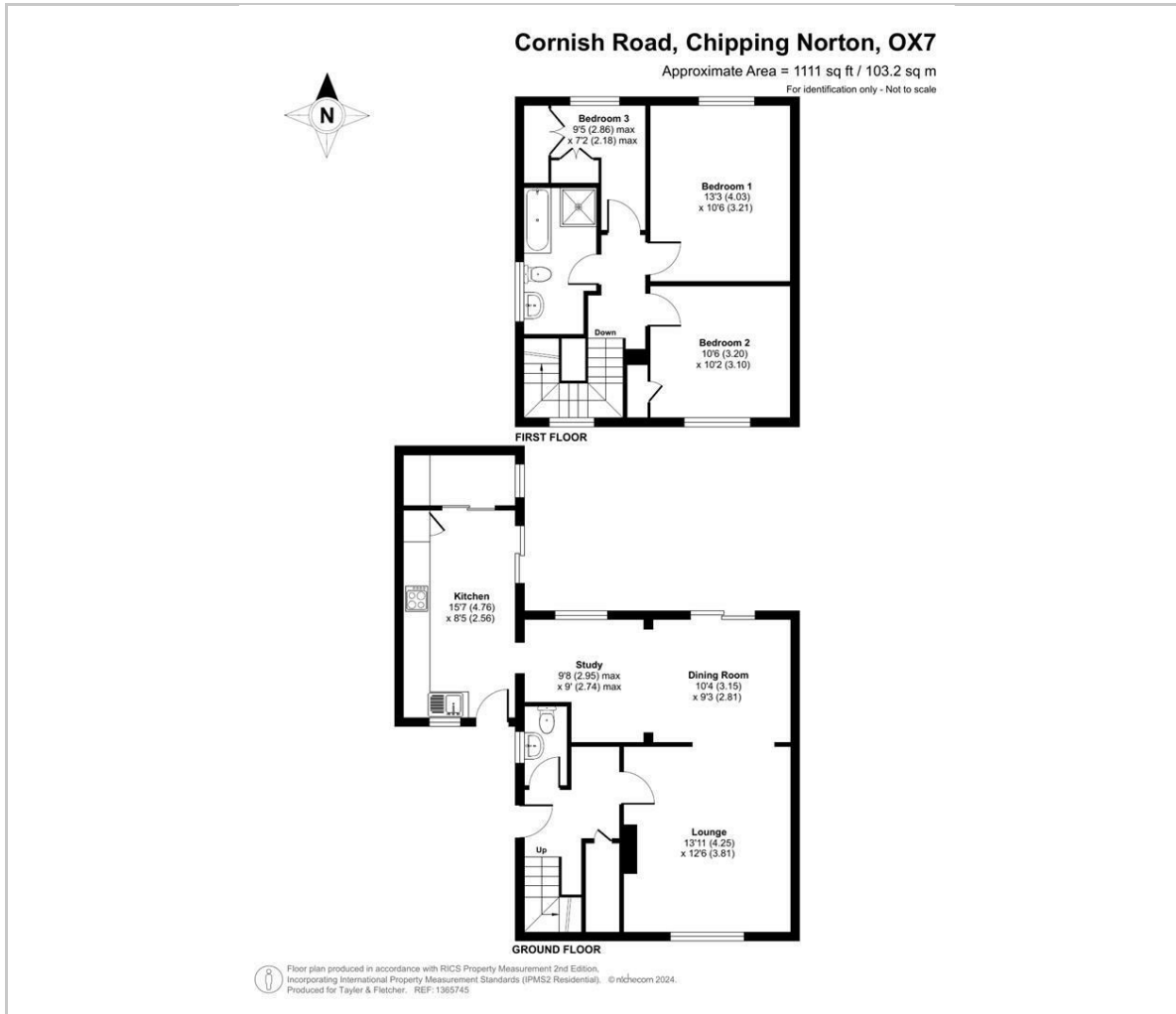
The property is Freehold

### VIEWINGS

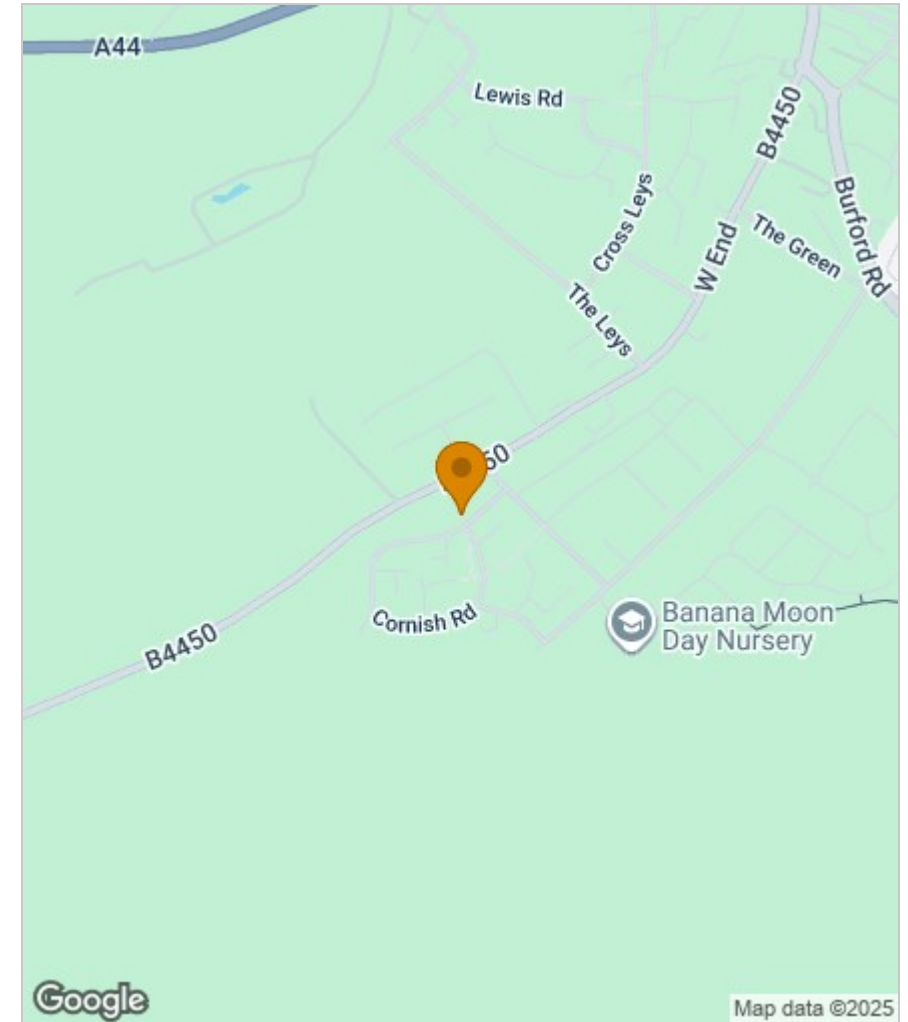
Viewing is strictly via the Sole Agents  
Tayler and Fletcher and prospective  
purchasers should satisfy themselves as  
to the accuracy of any particular point of  
interest before journeying to view.



## 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.

