established 200 years

Tayler & Fletcher



14 Pearce Drive

Chipping Norton, OX7 5HY

Guide Price £260,000

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14 Pearce Drive

Chipping Norton, OX7 5HY

A two-bedroom semi-detached home, ideally situated within a short walk of the town centre.

Accommodation comprises an entrance hall, open plan sitting room leading to the dining room/snug, kitchen, two bedrooms, family bathroom, rear garden, parking.

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.

Ground Floor

The front door opens into the entrance hall, which benefits from a useful understairs storage cupboard with plumbing and space for a washing machine. The kitchen is situated to the front of the property and is fitted with a range of base and wall units, together with a cooker and hob. The entrance hall leads through to the sitting room, which features an archway opening into the dining room/snug. From here, French doors provide direct access onto the rear garden.

First Floor

Stairs rise from the entrance hall to the first floor, where there are two well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from lovely countryside views, while the second bedroom features an attractive bay window with useful fitted storage cupboards. The family bathroom is fitted with a bath and shower over.

Outside

The property benefits from an allocated parking space to the side, together with additional gravelled parking to the front.

To the rear is a south/west-facing garden, which has been predominantly paved for ease of maintenance. Steps lead up to the garden, with a pedestrian side gate providing convenient access to the allocated parking space.













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

Local Authority
West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 6NB.

Council Tax
Council Tax band C. Rate Payable for 2026/27 £2325.29.

What3Words
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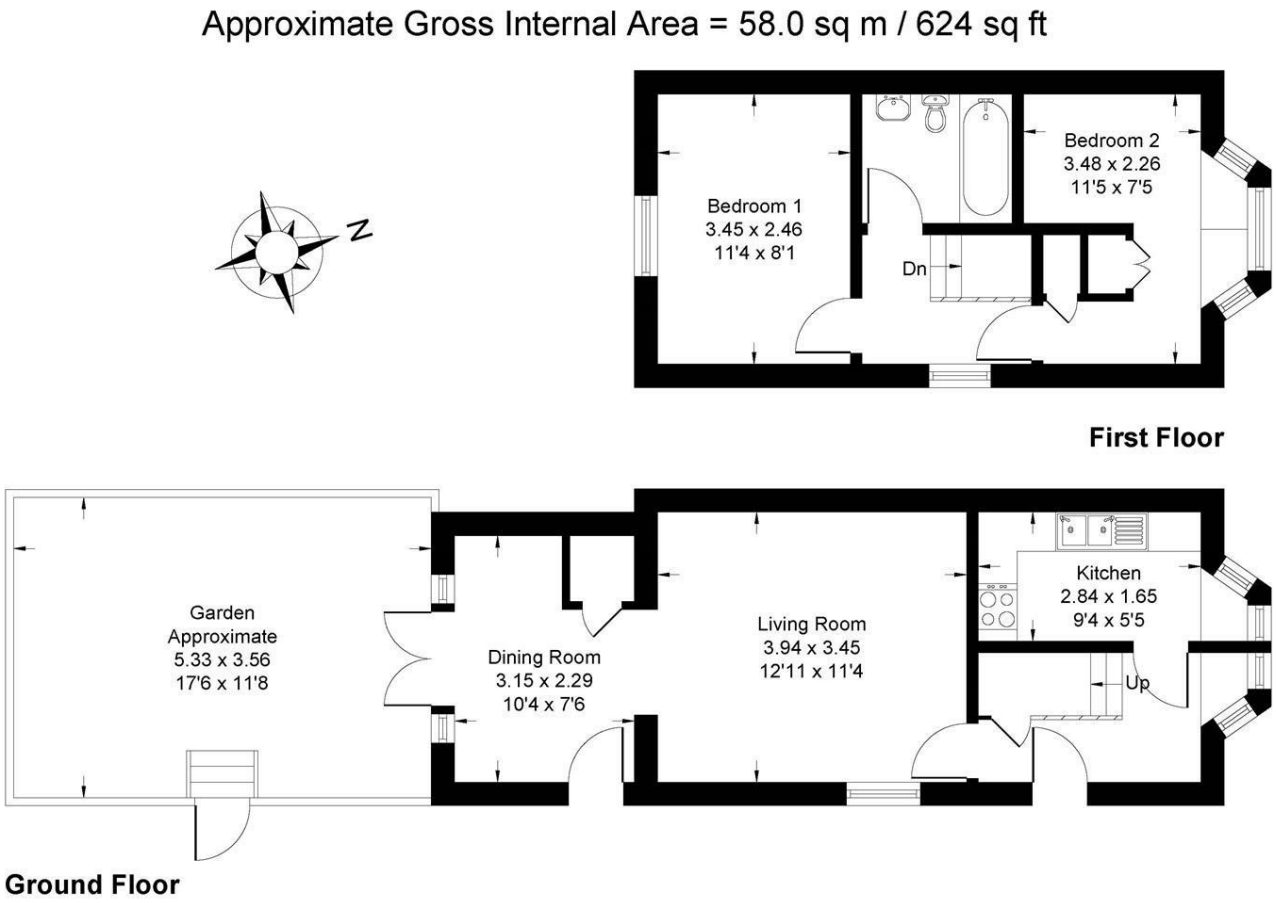
Viewing
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Fixtures 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.



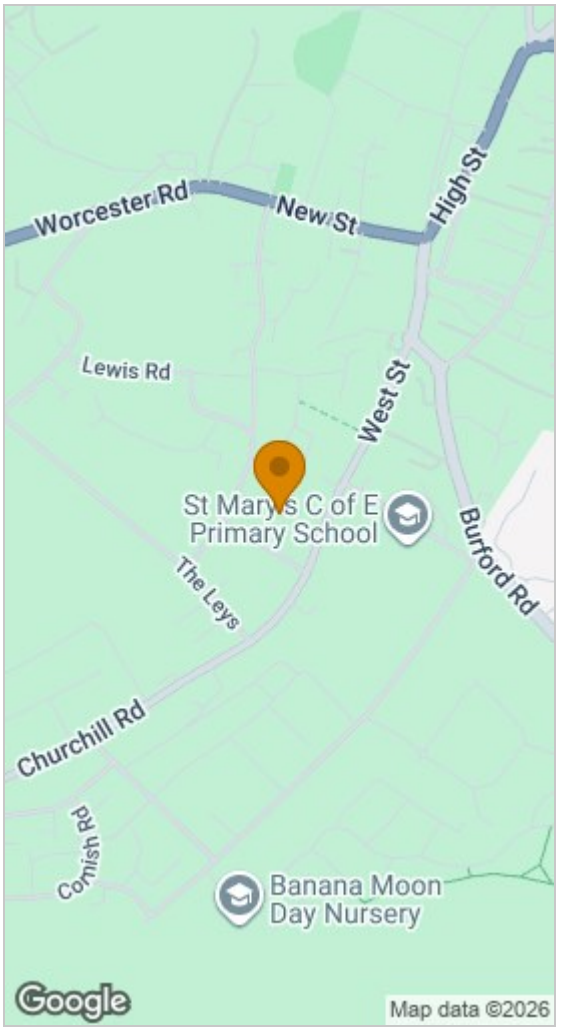


Floor Plan



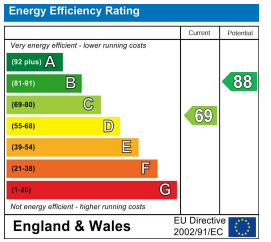
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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