

established 200 years

Taylor & Fletcher



9 West Street
Chipping Norton, OX7 5LH
Guide Price £850,000



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This Grade II listed deceptively spacious house dates back to the Seventeenth Century with Victorian additions with accommodation arranged over four floors. The property enjoys views over the surrounding countryside from the rear, along with a convenient town centre location and has the added benefit of parking and garage to the rear.

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 Grade II listed deceptively spacious house dates back to the Seventeenth Century with Victorian additions and enjoys views over the surrounding countryside from the rear, along with a convenient town centre location.

ACCOMMODATION

This spacious historic property with flexible accommodation is spread over four floors and has a central oak

staircase with wood panelling and galleried landing. On the ground floor the kitchen breakfast room with painted units beneath pink granite worktops, includes integrated appliances. There is a further area off the kitchen which provides a useful utility and wc. The family room leads to the dining room and inner hallway and onto the sitting room which has wonderful far reaching views to the rear. All of these rooms exude a wealth of character with feature original fireplaces, exposed beams, high ceilings, sash windows and Elm floorboards. The many lower ground floor rooms offer scope to provide a self contained Annex or apartment if required as it has the benefit of a separate access from the rear garden via French doors.

LOWER GROUND FLOOR

The lower ground floor has 3 reception rooms and 2 basement/cellar rooms along with a cloakroom WC. It has direct access into the rear garden through French doors so could be separated off from the main house if required. One of the reception rooms has a lovely feature fireplace. Many of the rooms have original mullion windows or sash windows.

FIRST FLOOR

The first floor has a large family bathroom with free standing roll top bath





with claw and ball feet, separate double shower. The room has also 2 large sash windows to the front aspect. There are 2 double bedrooms and a single bedroom, 2 of which have fireplaces, 2 of which have lovely original feature fireplaces.

SECOND FLOOR

Galleried landing with exposed original beams and windows leading off to 2 further double bedrooms both with a wealth of character and exposed original beams. and a 2nd bathroom .

OUTSIDE

The entrance is approached via wrought iron gates off West Street and the well established garden can be reached through a side gate. The garden itself is fully enclosed , and includes a patio, area of lawn, and well established trees and shrubs. Double garage with pedestrian door to garden and double up and over doors. Vehicular access is via an archway off of West Street between Cedar therapy and Corbetts Electrical.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating supplemented by solar panels.

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.

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

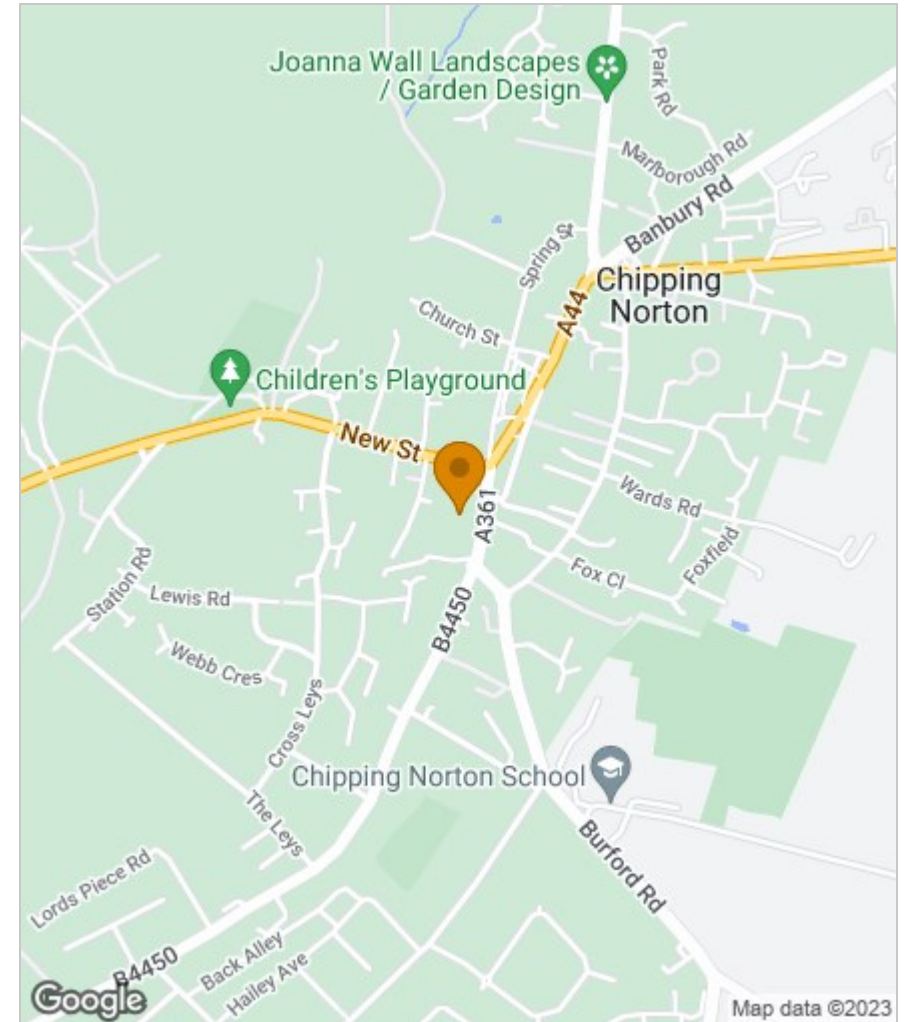
VIEWING

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.