

established 200 years

# Tayler & Fletcher



17 Phillips Drive  
, Chipping Norton, OX7 5WA  
Guide Price £535,000



# 17 Phillips Drive , Chipping Norton, OX7 5WA

*Beautifully presented and stylish four bedroom detached family house built in 2021 with many upgrades throughout. Viewing is highly recommended to appreciate the quality throughout.*

## 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, a new boutique cinema "The Living Room Cinema" has just recently opened, 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 (22 miles). 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

Built in 2021 this property has undergone many upgrades resulting in this beautifully presented stylish family home. The property benefits from double glazing and gas fired central heating throughout and is offered with no onward chain.

## ACCOMMODATION

The property has had a wealth of upgrades including engineered oak flooring throughout the ground floor, new skirting boards, upgraded kitchen, Hive control in the hallway, new internal doors, dual fuel towel radiators, bathroom cabinets and lighting, extended patio to the rear.

## GROUND FLOOR

Comprises entrance hall with stairs rising to first floor, built in cupboard., radiator cover, Hive control.

Cloakroom with low level WC and pedestal wash hand basin.

Sitting room with double doors to hall, dual aspect with picture window to front, French doors to rear.

Kitchen/diner again being dual with with picture window to front, beautifully fitted with a range of units, gas hob, eye level oven, built in dishwasher.

Utility with door to rear, fitted with a range of units, gas fired boiler, electric fuse box.

## FIRST FLOOR

Landing with hatch to loft.

Principle bedroom with window to rear,





built in wardrobes and door to ensuite shower room with WC, basin and shower cubicle.

Three further bedrooms, floor to ceiling fitted wardrobes in the second main bedroom.

Family bathroom with WC, basin, bath and separate shower cubicle, window to front.

#### OUTSIDE

The front garden is enclosed by railings, path to front door, lawn area to either side.

To the side of the property is a tarmac drive providing parking, leading to the single garage with up and over door to front, power and light.

The south facing rear garden is well maintained with paved patio area immediately adjacent to the rear of the property, outside tap and power point. Area of lawn and shrub and flower border, side pedestrian gate leading to the driveway and side pedestrian gate to side garden.

#### 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.

#### LOCAL AUTHORITY

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

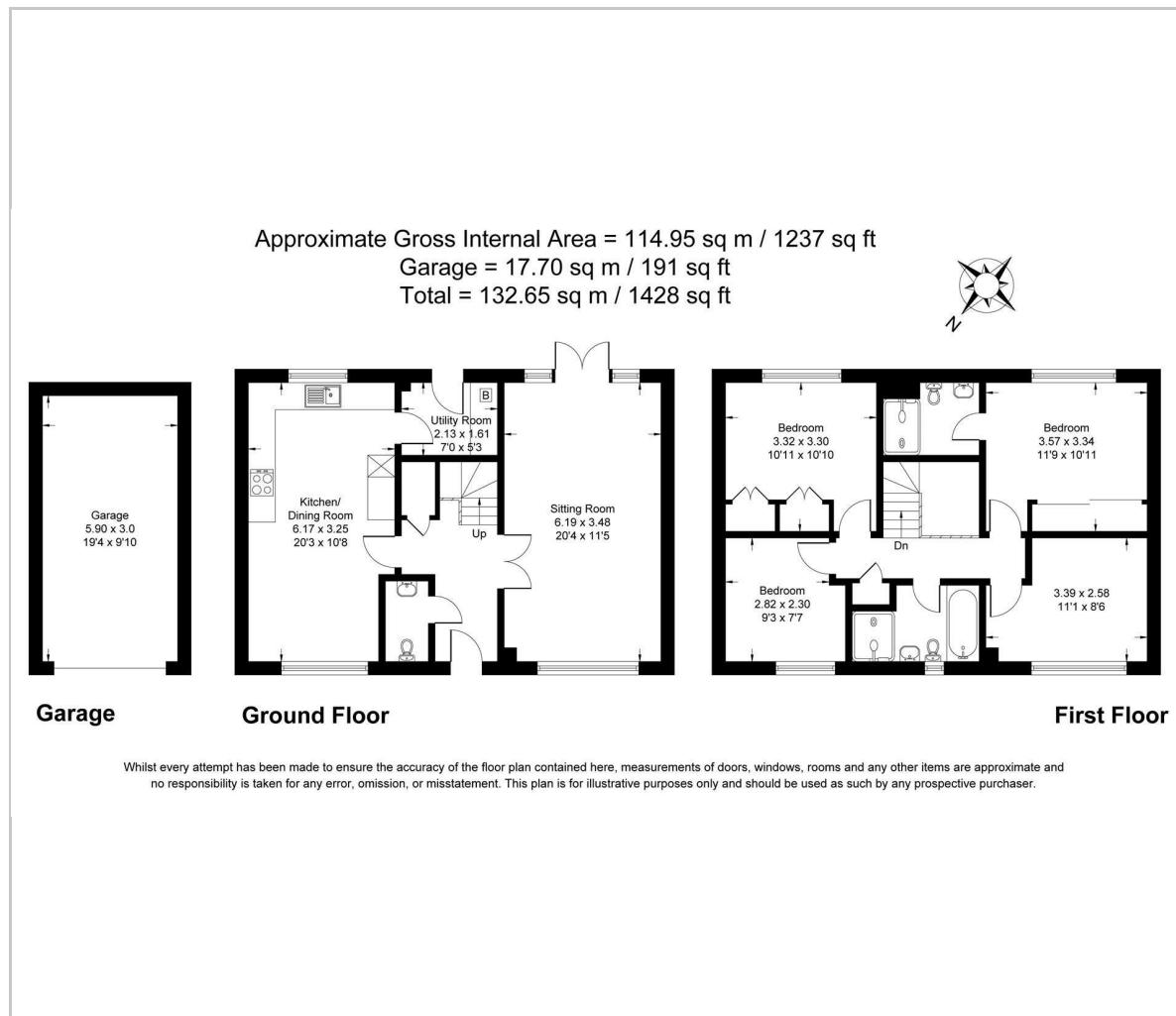
#### COUNCIL TAX

Council Tax band e. Rate Payable for 2023/2024 £2726.20

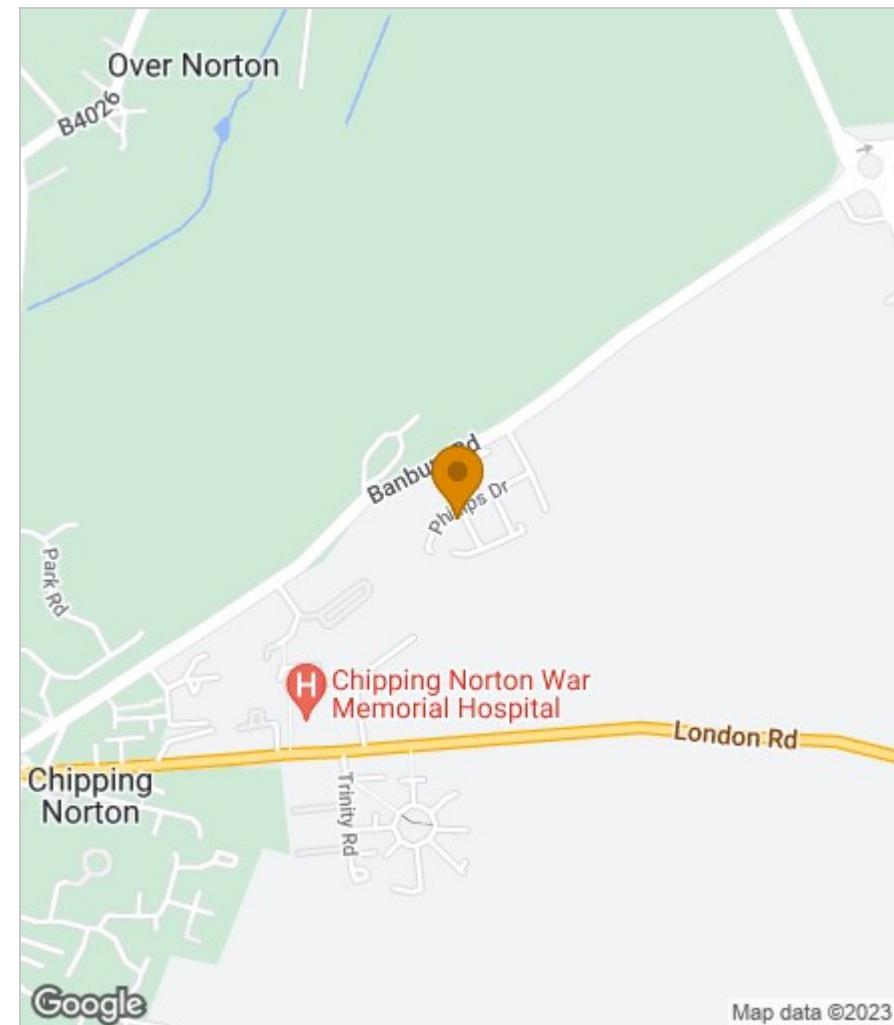
#### VIEWING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales