

established 200 years

# Tayler & Fletcher



7 Worcester Road  
, Chipping Norton, OX7 5XT  
Guide Price £575,000

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# 7 Worcester Road

## , Chipping Norton, OX7 5XT

Situated on Worcester Road in the charming town of Chipping Norton, this detached house presents an excellent opportunity for families and individuals alike. Boasting four bedrooms, this property is designed to accommodate a variety of lifestyles. Worcester Road is a fantastic opportunity for anyone looking to invest in a home with great potential.

One of the standout features of this home is the large block-paved driveway, which offers ample parking, ensuring convenience for residents and guests. The substantial south facing rear garden also provides a desirable outdoor space with countryside views.

### 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, 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 (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

This property is an impressive detached home nicely positioned in a generous plot on the fringe of the market town of Chipping Norton.

The accommodation is arranged over two floors and mainly comprises of a large sitting room with a lovely bay window to front aspect. The dining room has a window to the rear overlooking the mature garden and countryside views.

The focal point of this home is the kitchen/breakfast room situated to the rear with bifold doors providing direct access to the rear garden. There is also a useful store room and cloakroom accessed from the inner hall.

The first floor accommodation features four bedrooms and a family bathroom.

### ACCOMMODATION

#### GROUND FLOOR

Entrance hall with stairs to first floor.  
Sitting room with bay window.  
Dining room currently used as a 2nd sitting room.  
Inner hall leading to kitchen/breakfast room with bifold doors to rear garden.  
Rear inner hall with store room and cloakroom.

#### FIRST FLOOR

Three double bedrooms and one single bedroom.  
Shower room and separate WC.

#### OUTSIDE

The front garden is complemented by a large block paved driveway providing off road parking.  
Integral single garage.

The large rear south facing rear garden provides ample opportunity for enjoyment, and would suit a growing family or garden enthusiast.





## 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 through radiators.

## LOCAL AUTHORITY

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

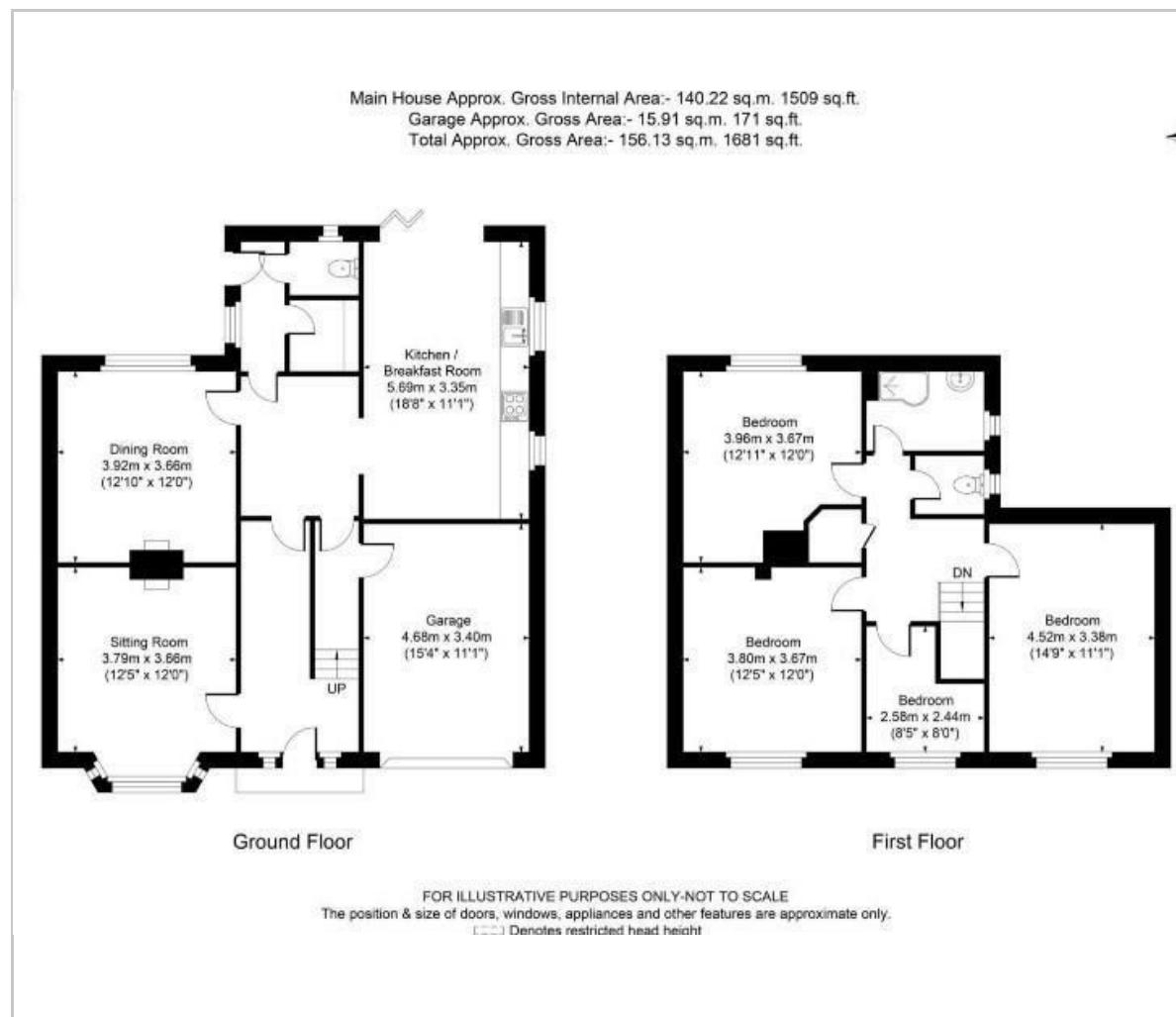
## COUNCIL TAX

Council Tax band E Rate Payable for 2025/ 2026 £3,048.92

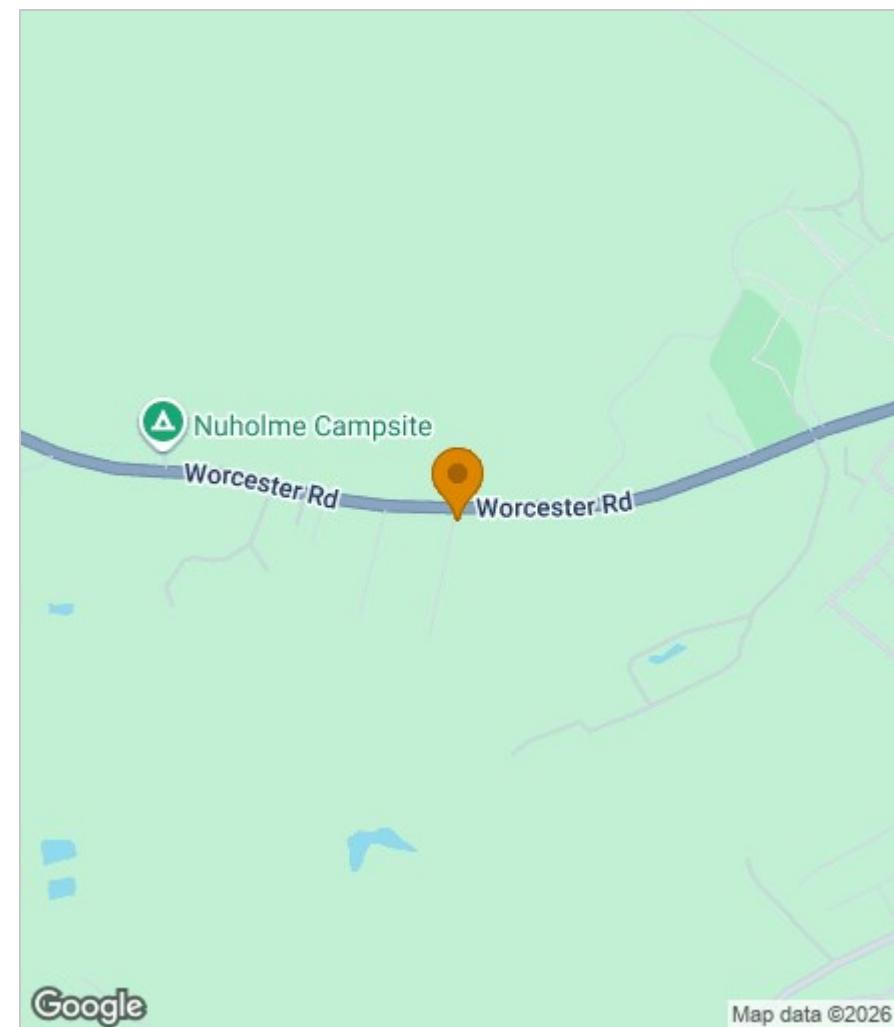
## VIEWING

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		
(81-91) B		80
(69-80) C	71	
(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