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# Tayler & Fletcher



1 East Lodge Green Lane  
Heythrop, Chipping Norton, OX7 5TU

**Auction Guide £450,000**





# 1 East Lodge Green Lane

## Heythrop, Chipping Norton, OX7 5TU

VIEWINGS TO COMMENCE WEDNESDAY 15TH FEBRUARY 2023 - AVAILABLE BY PUBLIC AUCTION ON WEDNESDAY 29TH MARCH 2023 AT 6.00PM - A RARE AND EXCITING OPPORTUNITY TO PURCHASE A SEMI-DETACHED, VICTORIAN PERIOD COTTAGE BUILT IN 1878, THAT WOULD BENEFIT FROM FURTHER IMPROVEMENT. SET IN THE PICTURESQUE VILLAGE OF HEYTHROP WITH THE NEARBY MARKET TOWN OF CHIPPING NORTON (5 MILES) AND BANBURY (12 MILES), WITNEY (14 MILES), OXFORD (20 MILES) WITHIN AN EASY DRIVE.

### LOCATION

Heythrop is a highly desirable and tranquil model village, which was the former home of the famous Heythrop Hunt and point to point. Situated on the outskirts of Chipping Norton which 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 shops including high street names, boutiques, bookshops and antique shops and other facilities such as two doctors surgeries and a new hospital, a theatre, swimming pool and leisure centre, golf course, and excellent primary and secondary schools. It is conveniently situated, being within easy travelling distance of Banbury (12 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from Charlbury and Kingham Stations which are both within just over 5 miles (all distances are approximate).

### DESCRIPTION

A handsome, semi-detached character cottage built in 1878 with stone mullion windows and front door that boasts a double gable frontage and set over two floors. The cottage has been owned by the family since 1959 and the latest family member since 1980. All windows in the property are leaded solid wood double glazed, doors are solid wood as is all flooring throughout the upstairs and in lounge. There is ample on-lane parking to the side of the property.

### ACCOMODATION

There is a stone porch with a leaded glazed wood framed door with side panel and lighting, that leads to the main entrance of the cottage via a solid wooden door.

### GROUND FLOOR

Ground floor accommodation comprises a hallway with quarry tile floor and stairs leading to the first floor, lounge with bay window and stone fireplace and a kitchen/diner with an LPG fuelled Worcester boiler, triple aspect window and solid wood door leading to outside space.

### FIRST FLOOR

On the first floor there is a bathroom and three bedrooms each with built in cupboard/storage space.

### OUTSIDE

The front of the property is approached by a wrought iron gate to a paved area to the front and side access. It is bounded by a drystone wall to front and side with yew tree hedging to the side.

### REAR AND SIDE

To the rear, there is paved walled garden with side access to further outside space to the side. To the side of the property, there is a wooden lockable LPG store and a wooden covered storage.

### STONE OUTBUILDING

There is a stone building (internally split between the two cottages) with terracotta roof tiles with its own electricity supply and is currently used as an outside shower/sink/toilet area.

### AGENTS NOTE

- 1) there will be a stone wall erected at the rear boundary of the property.
  - 2) a sewerage treatment works will need to be installed at the property.
- Please see the auction pack for details on all points







### FIXTURES AND FITTINGS

Only those specifically mentioned within the auction pack are included in the sale. Please note that we have not tested the equipment, appliances and services at this property. Interested parties are advised to commission the appropriate investigations before formulating their offer to purchase.

### SERVICES

Mains electricity and water. LPG gas heating is connected. Drainage by cesspit NOTE: the current cesspit is shared with the adjoining cottage and will need to be separated with a new treatment works, to be fitted as a condition of the sale.

### LOCAL AUTHORITY & COUNCIL TAX

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxon  
OX28 1NB  
Council tax Band D rates payable for 2022/23  
£1,932.09

### TENURE

The property is freehold.

### DATE & PLACE OF SALE

The auction will take place on Wednesday 29th March 2023 at 6pm precisely at Tayler & Fletcher salesrooms in Bourton-on-the-Water GL54 2AR.

### VENDORS SOLICITOR

Vicarage Court Solicitors  
5 Vicarage Rd  
Birmingham  
B15 3ES  
leigh.simms@vicaragecourt.com  
tom.allan@vicaragecourt.com  
+44 (0)121 452 4955

### SPECIAL CONDITIONS OF SALE & LEGAL AUCTION PACK

The Conditions of Sale and Legal Auction Pack will be available from the Vendor's Solicitors offices shortly. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

### PROSPECTIVE PURCHASERS

Parties interested in purchasing 1 East Lodge are

advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

### RESERVE PRICE

1 East Lodge will be offered for sale subject to an undisclosed reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the reserve price. The vendor's also reserve the right to sell or withdraw prior to the auction.

### ANTI-MONEY LAUNDERING REGULATIONS

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This must be proof of address, utility bill no older than three months or council tax bill for the current period and photographic ID (driving licence or passport).

### AUCTION PROCESS AND COMPLETION

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

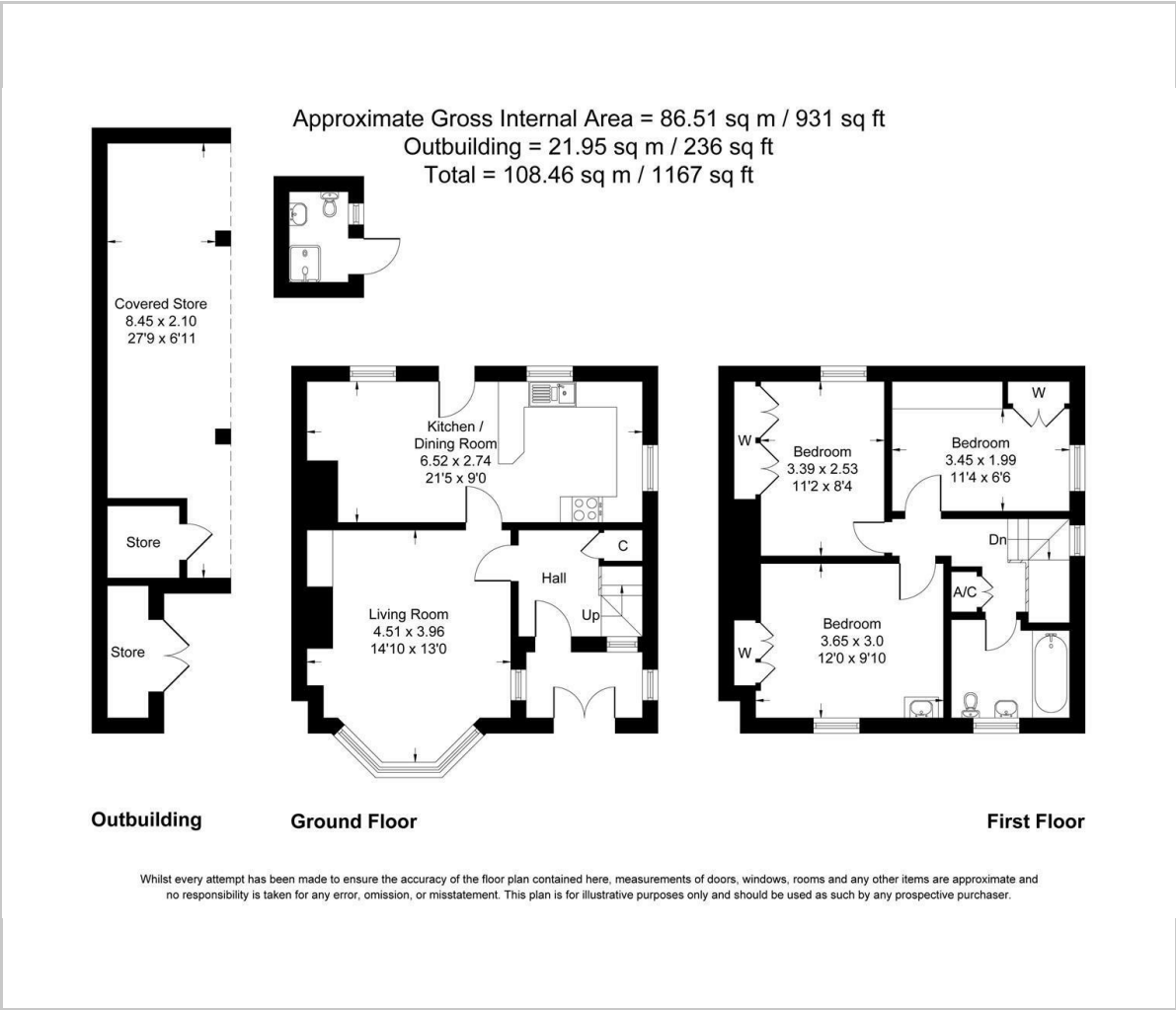
### ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus vat (Total £1,200) payable to Tayler and Fletcher.

### 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.

