

established 200 years

# Tayler & Fletcher



10 Summerton Place

Chipping Norton, OX7 5AZ

Offers In Excess Of £475,000



# 10 Summerton Place

Chipping Norton, OX7 5AZ

We are delighted to bring to the market this tastefully recently refurbished 3 double bedroom Cotswold Stone Cottage positioned in a highly desirable location just a few moments walk from all the town's amenities including the schools. The property benefits from off the road parking for 2 cars and a lovely well kept garden . Viewing highly recommended to appreciate what this property has to offer.

## 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 (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

A recently refurbished and well situated 3 double bedroom end of terrace Cotswold stone cottage offering approximately 1,000 square feet of internal accommodation and just a few moments walk from all the town's amenities including schools with off road parking and garden . The property has the benefit of double glazing throughout, downstairs cloakroom with toilet, re-fitted kitchen and bathroom with large bath ,walk in

double shower and under floor heating. The property would be a perfect holiday let but would also make a delightful home or bolt hole. for anyone looking to live in the Cotswolds and close to amenities.

## ACCOMMODATION

### GROUND FLOOR

Ground floor accommodation comprises entrance door leading to dining room with a log burner and stairs off to the first floor, sitting room with open fire , cloakroom with toilet and beautifully re-fitted kitchen with door to rear and a useful downstairs cloakroom with toilet.

### FIRST FLOOR

Double bedroom with views over the town and countryside beyond, beautifully re-fitted bathroom with a large bath, separate walk in shower and under floor heating. Landing area with stairs to second floor.

### SECOND FLOOR

Two double bedrooms with views over the town and countryside beyond.

### OUTSIDE

To the rear of the property is a gravelled parking area for two cars. To the front of the property is a pretty cottage garden with a dry stone wall boundary with mature shrubs, plants and patio area





approached by a path. There is a pedestrian right of way for the neighbouring property.

#### **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 B. Rate Payable for 2023/ 2024 £1734.86

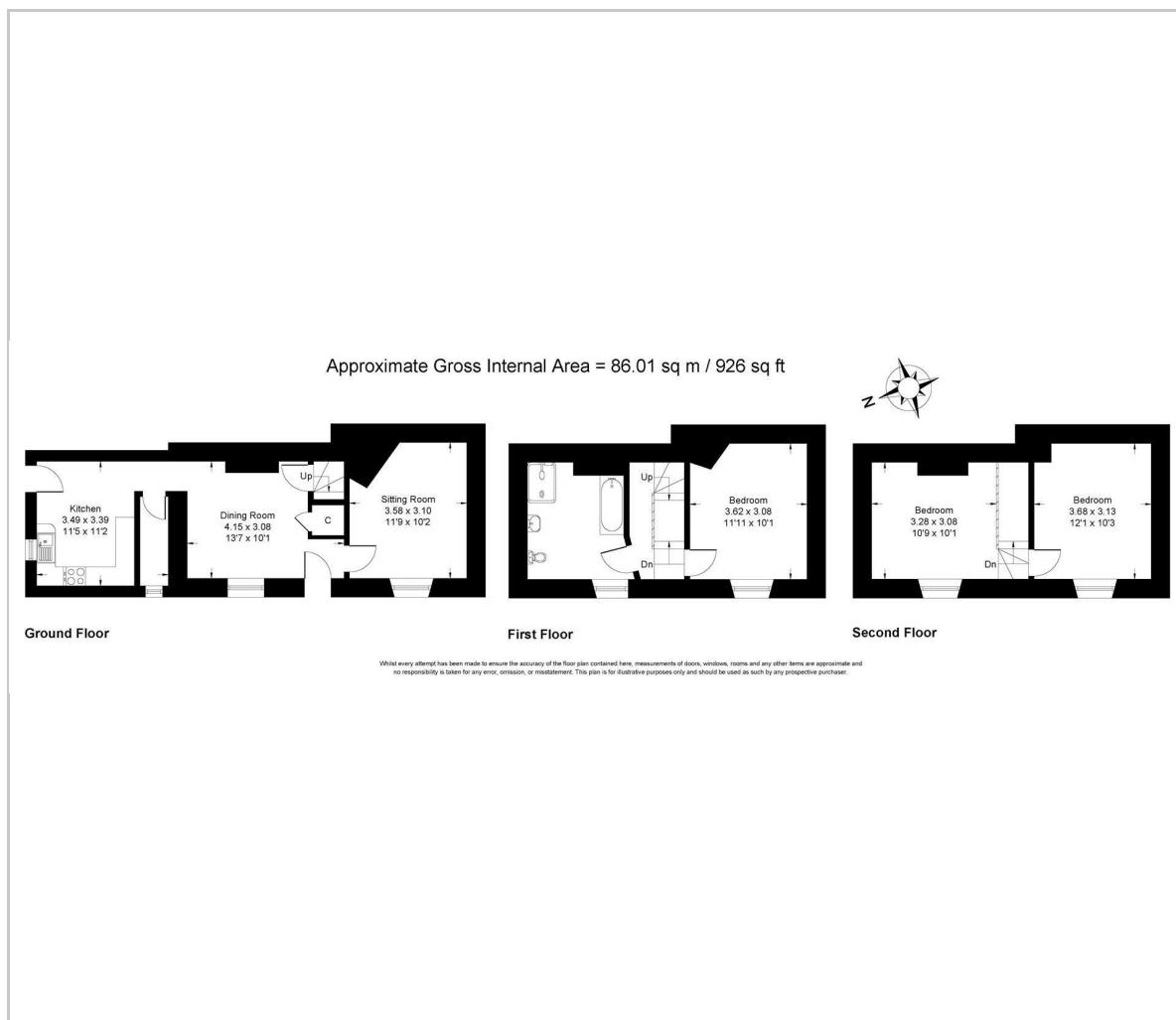
#### **SERVICES**

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

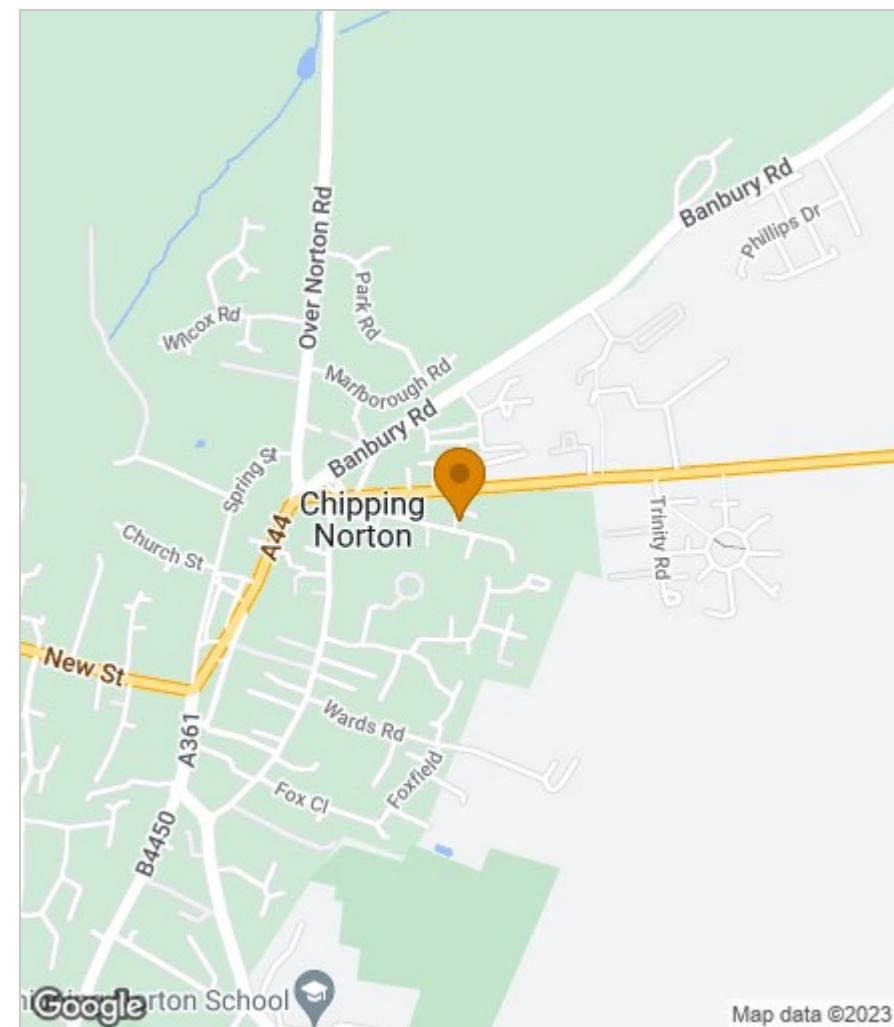
#### **VIEWING**

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			84
(81-91) B			
(69-80) C			
(55-68) D			54
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			