established 200 years

Tayler & Fletcher

7 Chalford Close

Chipping Norton, OX7 5PE

Guide Price £350,000

2 1 1 C

7 Chalford Close

Chipping Norton, OX7 5PE

A beautifully refurbished semi-detached bungalow, ideally situated within easy walking distance of the town centre.

Accommodation briefly comprises an entrance hall, sitting/dining room, kitchen, two bedrooms, a family bathroom, driveway parking, garage, and garden.

Location

Chipping Norton is a highly sought-after and attractive market town, set in the heart of the Oxfordshire Cotswolds and serving a wide surrounding rural area. Renowned for its character and community feel, the town offers an excellent mix of independent boutiques, cafés, restaurants and well-known retailers, together with a range of professional services. Local amenities are extensive and include a community hospital and health centre, leisure centre with swimming pool, golf course, Cinema, and Theatre. The town is also well served by highly regarded primary and secondary schooling. Electric vehicle charging points are available in the New Street car park. Surrounded by beautiful Cotswold countryside, the area offers an abundance of scenic walks, bridleways and nearby villages. Chipping Norton is well placed for access to Banbury (12.9 miles, with M40 access), Oxford (19.7 miles), Witney (15.5 miles) and Stratford-upon-Avon (22 miles). Mainline rail services to London Paddington are available from nearby Charlbury (6.6 miles) and Kingham (5.3 miles). The town is also within easy reach of Soho Farmhouse, Daylesford, and Diddly Squat Farm Shop.

The Property

This recently refurbished two-bedroom bungalow is situated in a quiet cul-de-sac and is conveniently located within a short walk of the town centre. The property benefits from newly fitted carpets, fresh decoration throughout, a brand-new kitchen, a stylish new bathroom, and a newly installed Worcester combination boiler. The front door opens into a welcoming entrance hall, which leads through to the spacious sitting/dining room. Off this room is the contemporary kitchen, fitted with a range of modern base and wall units and integrated appliances including a fridge/freezer, dishwasher, oven, and hob. A door from the kitchen leads to a useful side porch, providing access to the rear garden. To the rear of the property are two generous double bedrooms, one of which benefits from built-in wardrobes., and a contemporary family bathroom, fitted with a shower over the bath and a heated towel rail.

Outside

The property is approached via a recently laid tarmac driveway, providing off-road parking and access to the single garage, which is fitted with an up-and-over door. The rear garden is of generous proportions and is predominantly laid to lawn, complemented by a variety of established trees and mature borders.

Services
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. Gigaclear WiFi connection.

Local Authority
West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB | (Tel: 01993 861000) www.westoxon.gov.uk

Council Tax
Council Tax band C | Rate Payable for 2026/ 2027 £2325.29.

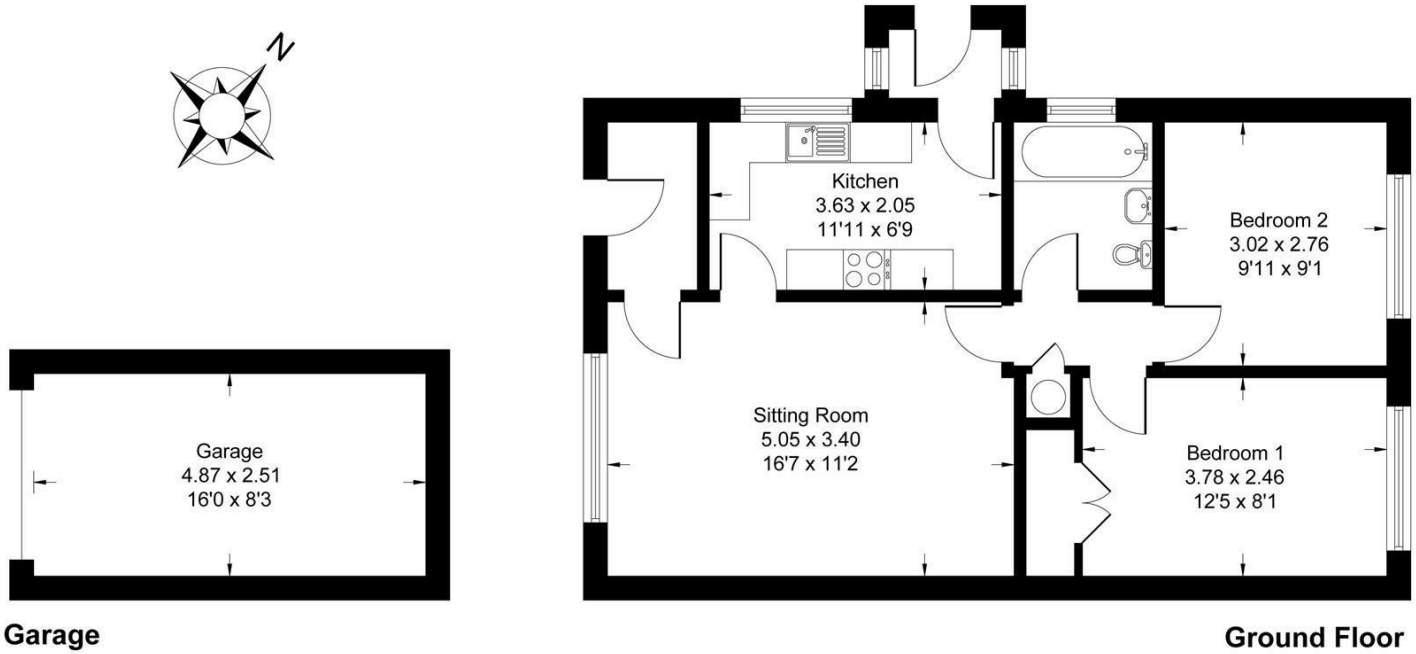
What3Words
extremely.snooping.sailors

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.

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.

Floor Plan

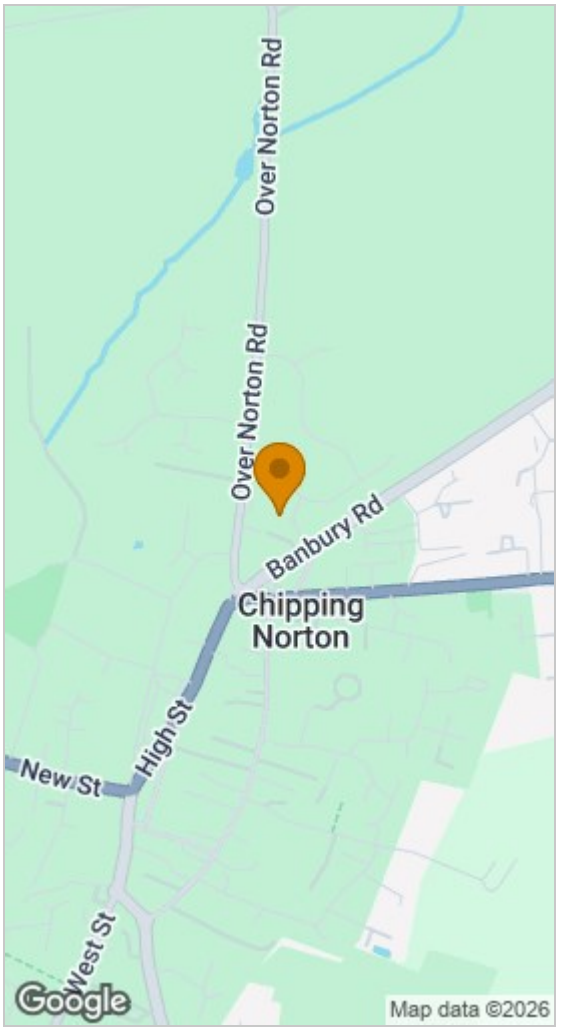
Approximate Gross Internal Area = 56.11 sq m / 604 sq ft
Garage = 12.22 sq m / 131 sq ft
Total = 68.33 sq m / 735 sq ft



Garage **Ground Floor**

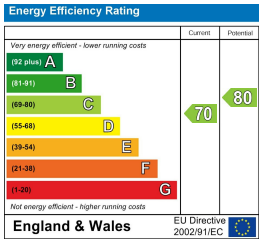
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS
Tel: 01608 644344 Email: cnorton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk