

established 200 years

Tayler & Fletcher



61 Burford Road
Chipping Norton, OX7 5EB
Guide Price £450,000



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Situated on the popular Burford Road in the picturesque town of Chipping Norton, this delightful property offers a perfect blend of character and modern comfort. Built in the 1930s, with three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space for guests or a home office. The inviting living area is enhanced by a cosy log burner, creating a warm and welcoming atmosphere, perfect for those chilly evenings.

In addition to its charming features, the property boasts a new boiler, ensuring efficient heating and peace of mind for the new owners. This modern upgrade complements the home's character, making it a practical choice for today's lifestyle.

DESCRIPTION

Beautifully presented semi detached 1930's house with light and airy family accommodation and large well stocked mature gardens.

The property has the benefit of rear vehicular access and off street parking for 2 cars. From the first floor rear windows there are extensive views over Chipping Norton and the countryside beyond.

The property has been well maintained throughout with the addition of majority replacement double glazed windows, gas fired central heating and wood burning stove in the sitting room.

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.

ACCOMMODATION

Ground floor accommodation comprises of an entrance hall with stairs rising to first floor, lounge with dual aspect, wood burning stove and wooden flooring, kitchen diner with large bay window to front and wooden flooring, recently fitted kitchen and larder cupboard.

Rear entrance hall and cloakroom.

On the second floor are three bedrooms and a family bathroom.

OUTSIDE

Outside the garden comprises a large lawn area, productive fruit and vegetable garden and paved patio areas.

There is a useful garden shed/ bar for entertaining and to the rear is vehicular access leading to the parking area and outside stone store.

SERVICES

Mains electricity, gas (Boiler and radiators all newly fitted March 2025), water and drainage are connected.





LOCAL COUNCIL

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 702941

TENURE

The property is freehold.

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.

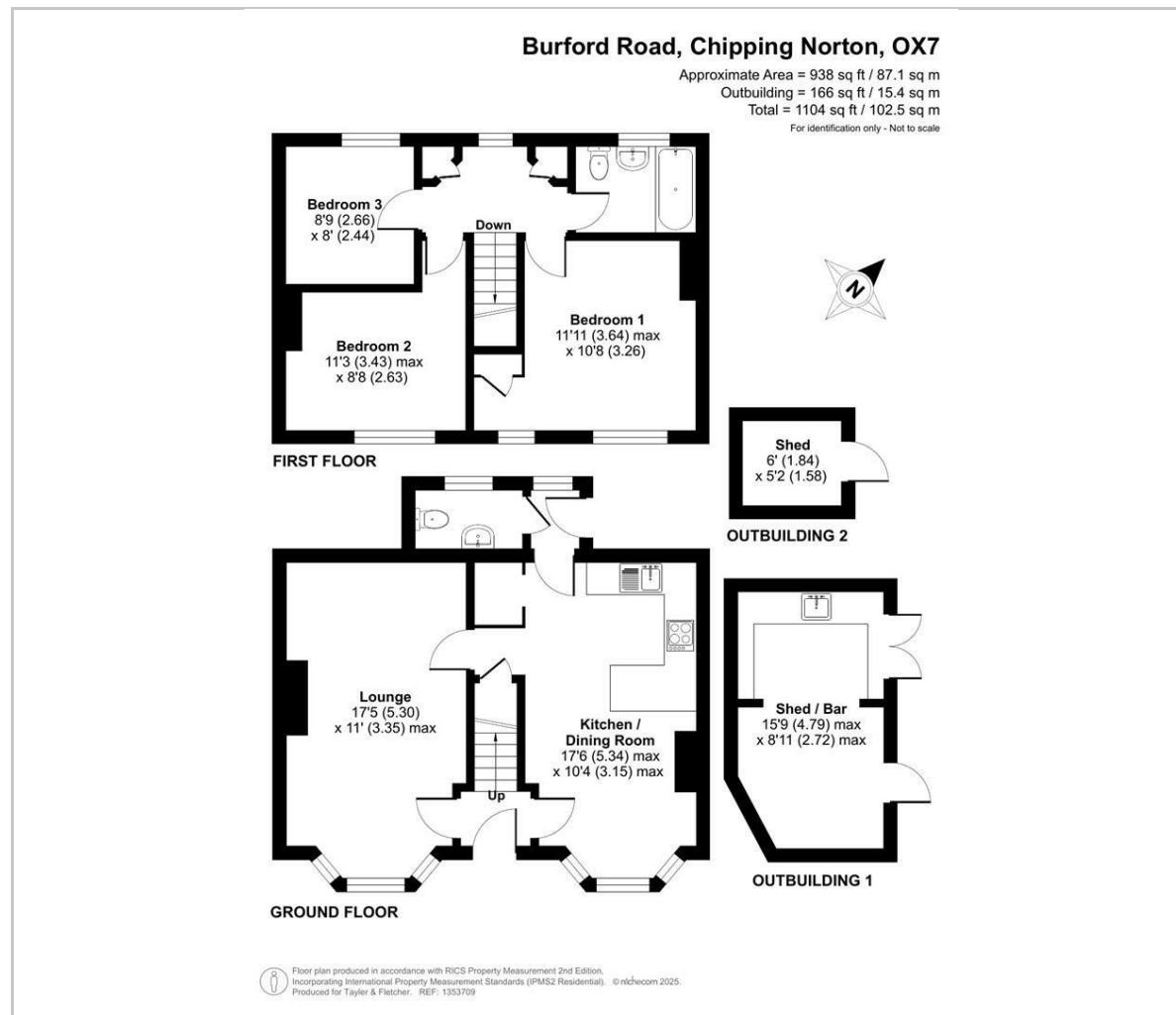
FIXTURES AND FITTINGS

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.

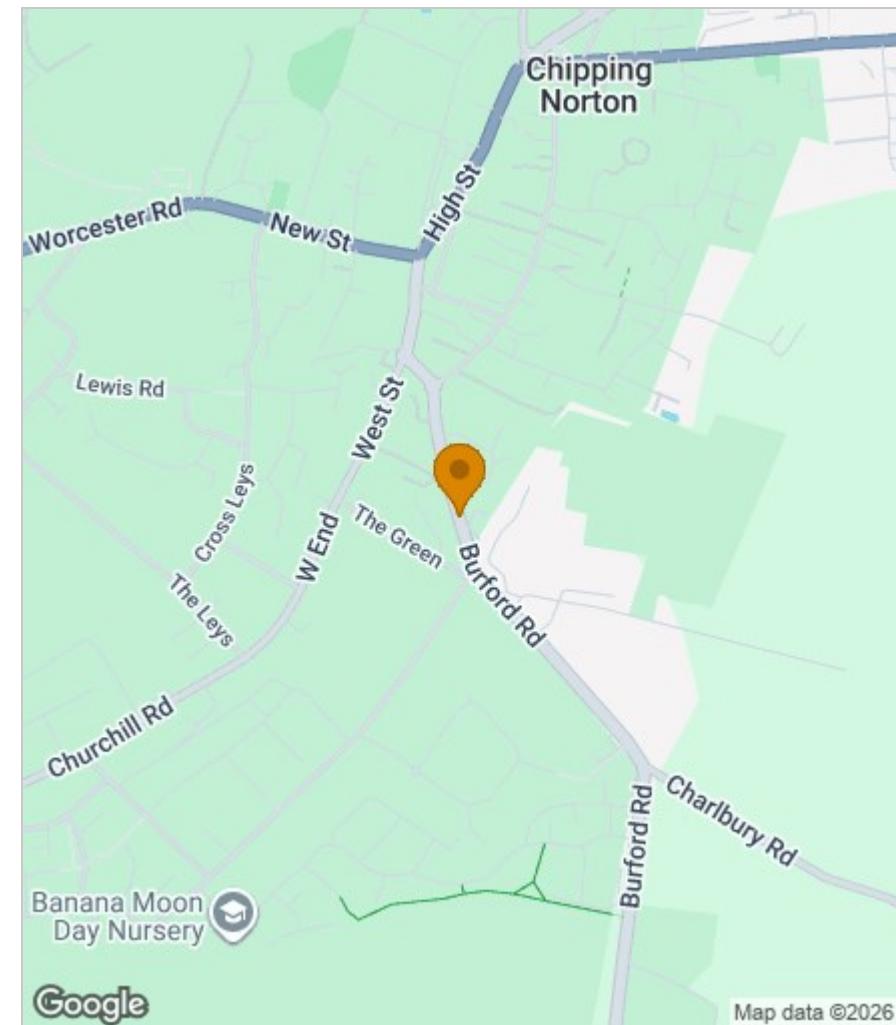
COUNCIL TAX

Council Tax band C. Rate Payable for 2025/ 2026 £2,217.38

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			
(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