

established 200 years

Tayler & Fletcher



6 Walter Craft Court
Station Road, Chipping Norton, OX7 5EW
Guide Price £395,000



6 Walter Craft Court

Station Road, Chipping Norton, OX7 5EW

Well presented and stylish light and airy home with a good balance of open-plan living downstairs. Upstairs are generous bedrooms, including master suites with a dressing room and ensuite shower room. Walter Craft Court offers comfortable country-town living to families and couples alike within walking distance to market town facilities and countryside walks.

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

This beautifully presented stylish home offers impressive well balanced accommodation over three floors and is within walking distance of the centre of the picturesque market town of Chipping Norton. With a good balance of open-plan living downstairs and generous bedrooms upstairs, including master suites with a dressing room, Walter Craft Court offers comfortable country-town living to families and couples alike. The

property has been finished to a high standard throughout with gas fired central heating, double glazing and benefits from an NHBC guarantee.

ACCOMMODATION

GROUND FLOOR

Canopy porch with front door to entrance hall with tiled floor, stairs rising to first floor, cloakroom with tiled floor, store cupboard with fuse box and further utility cupboard with space for washer/dryer. Door to open plan kitchen/family room with tiled floor, kitchen area well equipped with integral Zanussi appliances, induction hob, double oven, dishwasher and fridge freezer, large French doors to rear terrace, integral pedestrian door to garage.

FIRST FLOOR

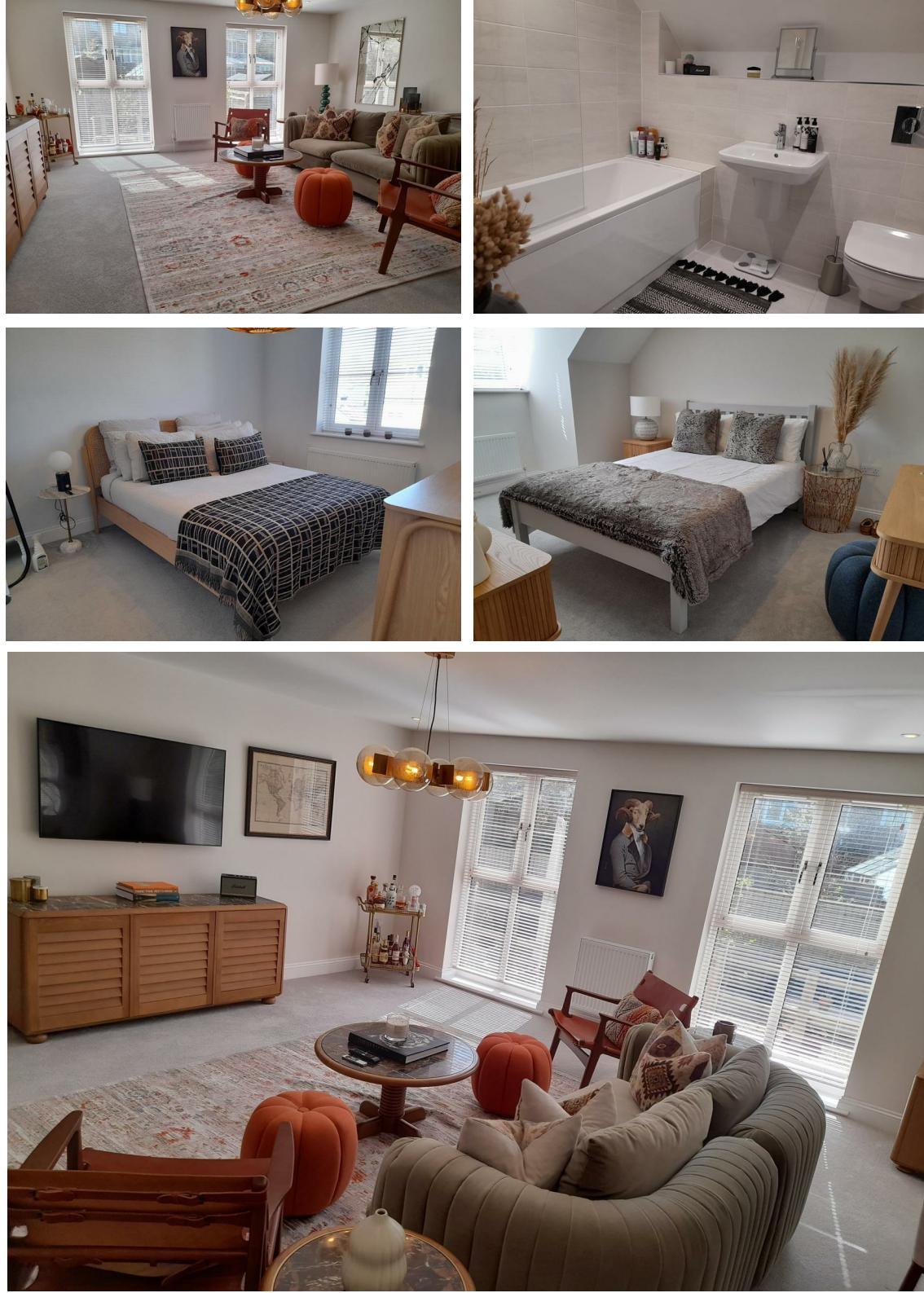
Landing with stairs rising to second floor. Sitting room with two large full length picture windows to rear. Principle bedroom suite with dressing room off and ensuite shower room.

SECOND FLOOR

Two further double bedrooms and bathroom.

OUTSIDE

Path to front door shrubs to either side of path. Driveway with parking to front of





garage with electric up and over door to front, light, power and rear pedestrian door. To the rear the garden is on two levels with paved patio area and steps up to the raised decking area.

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.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band E. Rate Payable for 2023/ 2024 £2726.20

There is a management company annual charge of £372.00 for the upkeep of the private road and surrounding landscaping leading to the property.

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

Approximate Gross Internal Area = 136 sq m / 1466 sq ft
 Garage = 18 sq m / 197sq ft
 Total = 154 sq m / 1663 sq ft



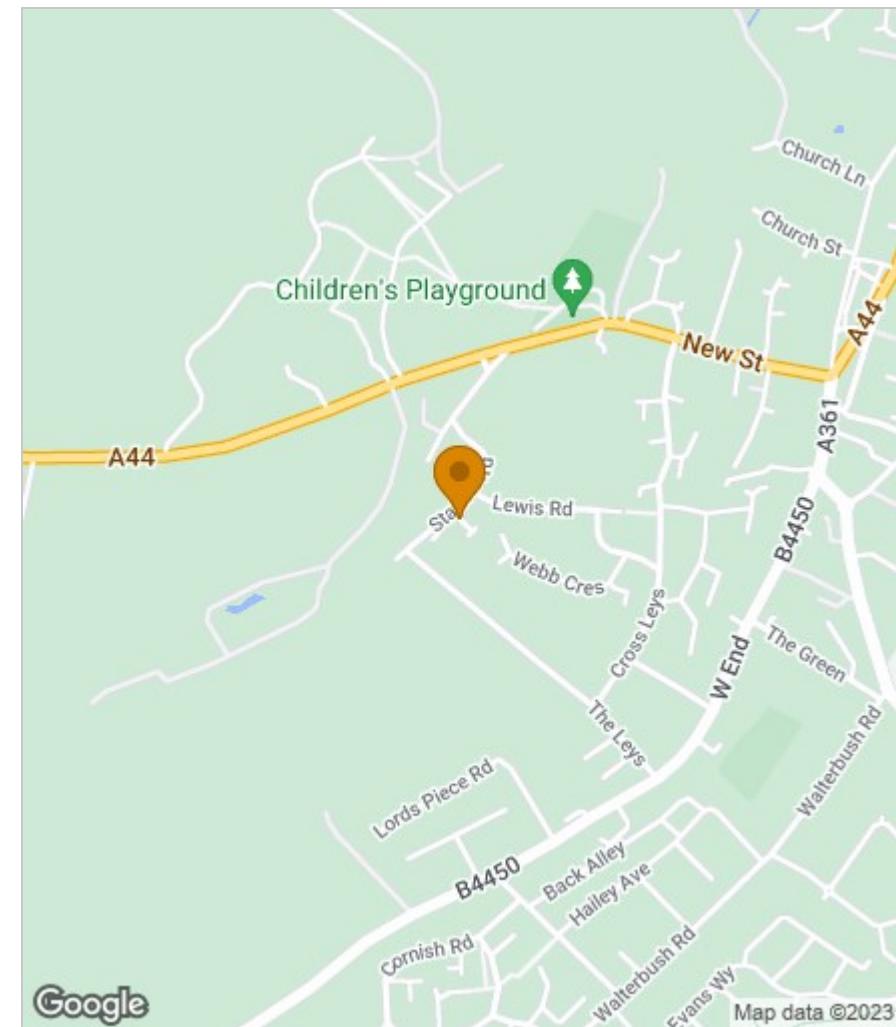
Ground Floor

First Floor

Second 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Google

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			86
(81-91) B			79
(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			