

established 200 years

Tayler & Fletcher



20 Over Norton Road
Chipping Norton, OX7 5NR

Guide Price £1,250,000



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AN IMPRESSIVE FIVE BEDROOMED DETACHED HOUSE IN A LARGE PLOT, WITH AN OPEN ASPECT AND FAR REACHING VIEWS OVER IDYLLIC COTSWOLD COUNTRYSIDE. THE PROPERTY HAS BEEN BEAUTIFULLY MAINTAINED, EXTENDED, AND MODERNISED BY THE PRESENT OWNER, WHILST RETAINING MANY PERIOD FEATURES. THIS IS A STUNNING FAMILY HOME WHICH OFFERS EXTENSIVE, FLEXIBLE ACCOMMODATION. JUST FIVE MINUTES WALK TO ALL THE AMENITIES OF CHIPPING NORTON, ON A POPULAR RESIDENTIAL ROAD.

VIEWING IS HIGHLY RECOMMENDED. * PLEASE NOTE VIEWINGS ARE TO COMMENCE FROM 15TH FEBRUARY 2023 ONWARDS BY APPOINTMENT ONLY *

Location

Chipping Norton is a very attractive, well-known and thriving Market Town situated between Soho Farmhouse, Daylesford and Diddly Squat Farm, 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).

Description

We are delighted to bring to the market this beautiful, 5 bedroom family home, originally built in the 1930's, which has been imaginatively extended and modernised by the current owner to provide comfortable, spacious accommodation with large, light rooms. A beautiful family home. The property sits in a large plot of approximately one third of an acre and has beautiful, secure

south and west facing gardens with stunning views. It is situated on one of the town's most popular roads just a 5 minute, flat walk into the centre of Chipping Norton. All the town's amenities including the schools are within easy walking distance of the house. The property is in the catchment for Holy Trinity Catholic Primary School which is Ofsted Outstanding, St Marys Church of England Primary School and Chipping Norton Secondary School.

This has been a much-loved family home for many years and the work that has been done makes the most of the fantastic views with large picture windows and doors to the rear, a balcony off the main bedroom, and a sunny decking area.

Viewing is highly recommended to appreciate everything this lovely house has to offer. No onward chain.

Ground floor accommodation

The handmade wooden front door leads into a spacious hall which has antique heritage herringbone parquet flooring. This flooring extends through all the main rooms downstairs. The hall leads into a light a spacious sitting room which has an attractive, curved bay window. A focal point, added by the present owner, is an antique, Victorian fireplace with





tiled hearth, which is fully operational as an open fire. The second door from the hallway leads to another, double reception room, which is open plan, west facing, and with floor to ceiling picture windows which overlook the garden and the countryside beyond. The room is bathed in sun all through the afternoon and evening. The third door leads to a stunning, spacious, open plan kitchen,, dining, living area with wide French Doors, leading onto a sunny, south facing, raised decking area. A perfect, light, airy and flexible family living space. Leading from this room are doors to a full bathroom with bath and double shower cubicle and a good sized utility room which connects with the garage and rear garden.

First Floor

The extremely large principle bedroom has floor to ceiling picture windows overlooking the garden and offering spectacular views for miles over the beautiful countryside. There is a door from the bedroom onto a railed balcony which is the perfect place to watch the sun go down over the Cotswolds. The bedroom has three built in double wardrobes. There are four further large bedrooms and a large family bathroom with separate single shower cubicle.

Outside

Gardens surround the house, with the main garden, which is south and west facing, lying to the rear of the property. It comprises three large terraces, laid to lawn with mature trees, including 2 prolific apple trees and a nut tree. There are two planted areas, well stocked with shrubs and flowers and in the summer the bottom terrace is given over to a wildflower meadow. There is a triple swing frame and a children's playhouse

in the garden, and a further weatherproof shed for storage, to the side of the house. The garden is secure, with a high degree of privacy and provides a perfect area for a growing family who enjoy the outdoors.

Garage and Parking

Single garage with up and over door and a personnel door which leads conveniently into the utility room. There is also ample parking on the block paved driveway to the front of the property for at least 3 cars.

Council Tax

Council Tax band E. Rate Payable for year 2022/ 2023 £2601.02

Local Authority

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

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.

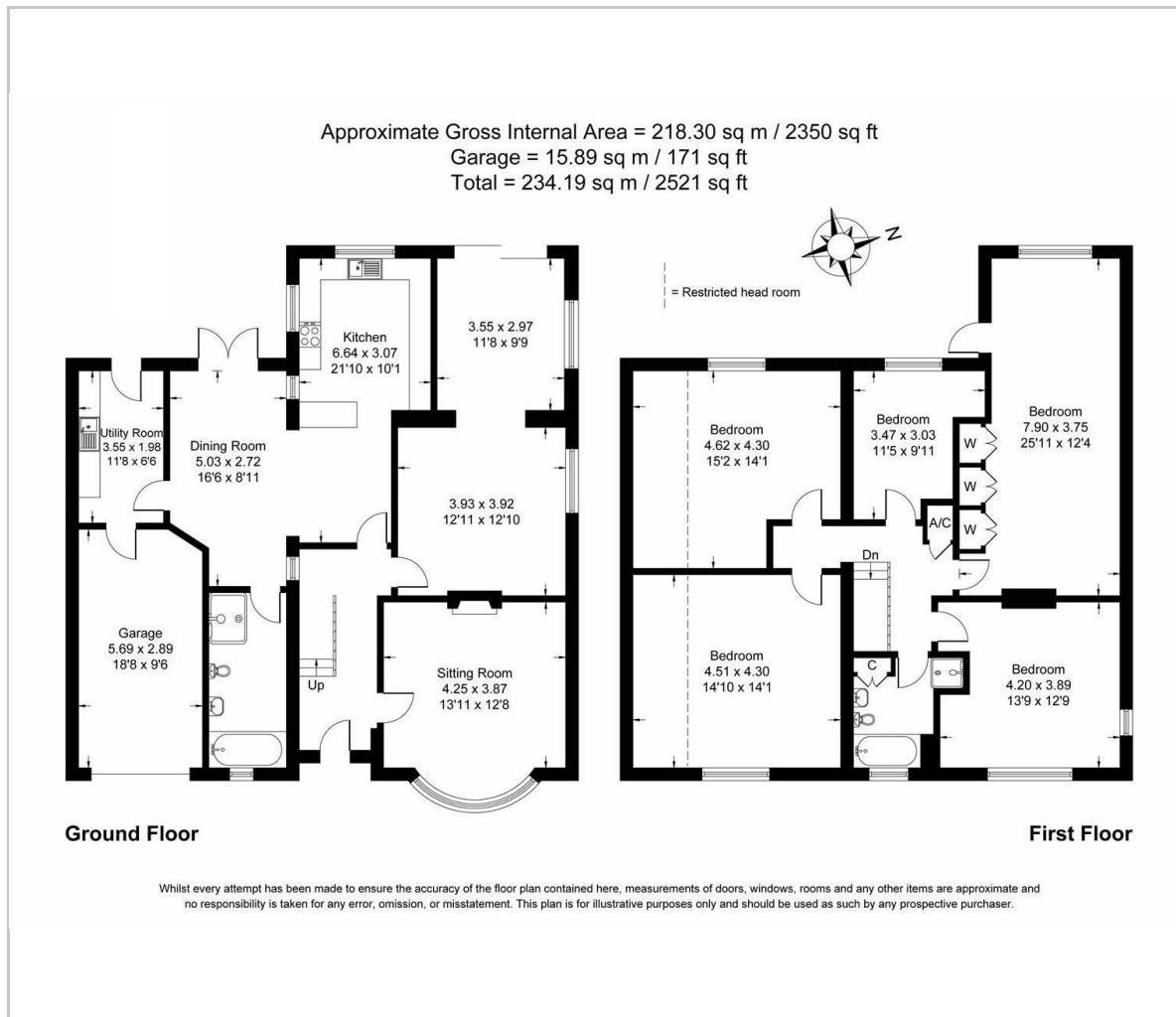
Services

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

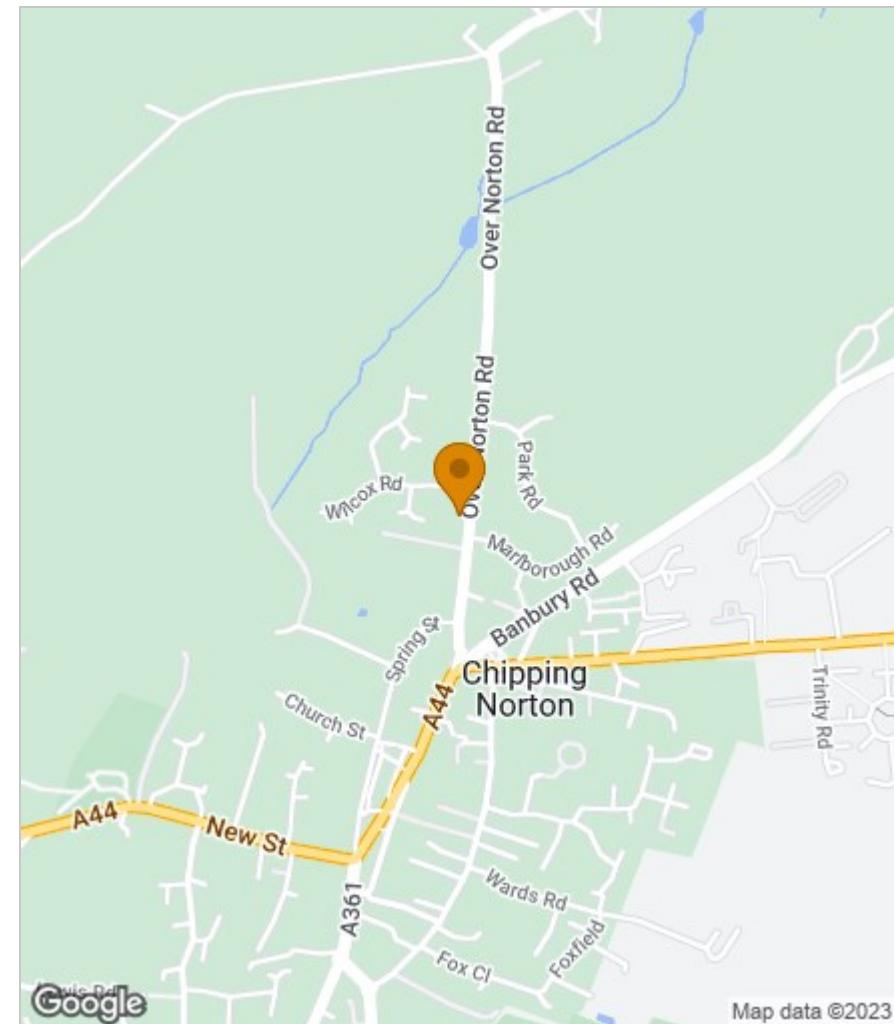
Viewing

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			76
(81-91) B			64
(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			