

established 200 years

Taylor & Fletcher



50 Spring Street
, Chipping Norton, OX7 5NL

Guide Price £350,000



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End of terrace period cottage with courtyard garden and integral garage situated in the heart of Chipping Norton. The cottage has far reaching views from the second floor over the roof tops and countryside beyond.

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, and excellent Primary and Secondary Schools. 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 (22vmiles). 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

Centrally located end of terrace cottage with the unusual feature of an integral garage. The accommodation is arranged over three floors with far reaching views from the second floor over the rooftops and skyline to the countryside beyond. There are period features throughout including beams, exposed stonework and flooring. The property has the benefit of gas fired central heating and double glazing throughout.

ACCOMMODATION

Entrance to the property is through a door in the garage to the side of the cottage.

GROUND FLOOR

Ground floor accommodation comprises open plan kitchen/living space with fitted kitchen area, dual aspect windows to front and rear, exposed brick chimney breast with open fireplace and wood burning stove. Stairs rising to the first floor.

FIRST FLOOR

On the first floor are two bedrooms, one of which could be a second reception room, recently re-fitted shower room and stairs rising to the second floor.

SECOND FLOOR

On the second floor are two further bedrooms with far reaching views.

OUTSIDE

The cottage is accessed through the garage immediately to the side of the property with double doors to front. This opens to the side area for storage. Door to the right hand side leading to the sun room and small courtyard immediately adjacent to the rear of the property.

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen





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

COUNCIL TAX

Council Tax Band D. Rate Payable
2022/2023 £2128.11

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

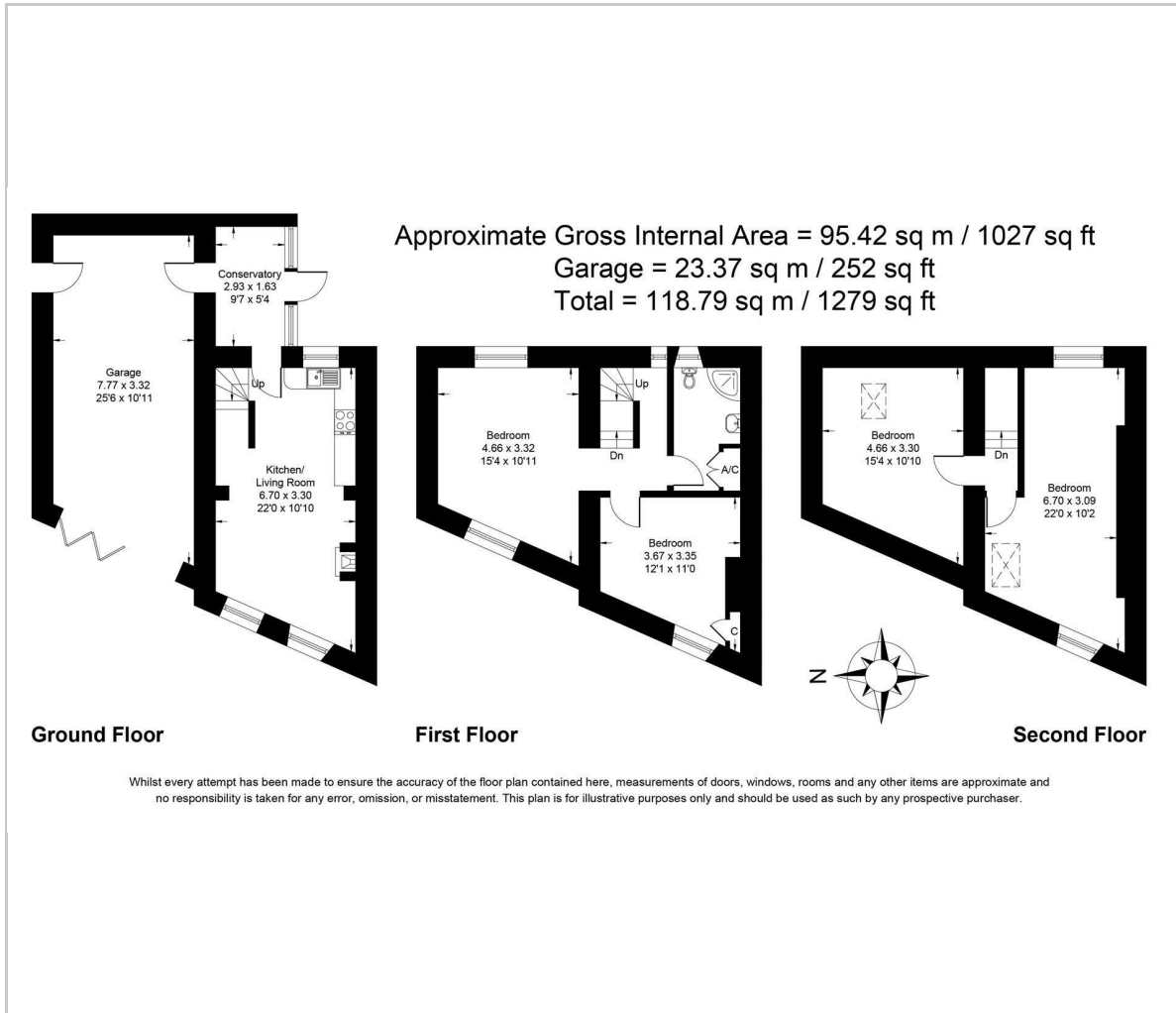
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

VIEWING

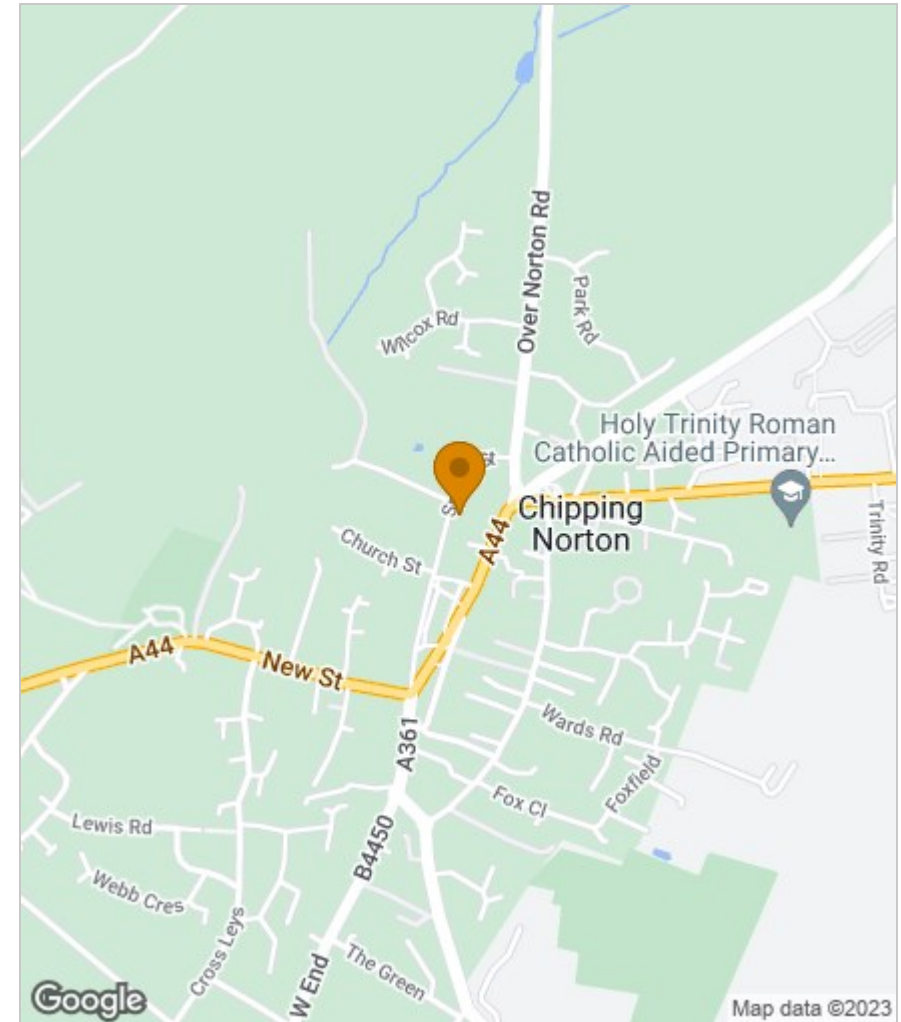
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

