established 200 years

Tayler & Fletcher

7 Ellis Lane

Chipping Norton, OX7 5UA

**Offers In Excess Of £600,000**

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# 7 Ellis Lane

## Chipping Norton, OX7 5UA

A well-presented four bedroom detached property, situated on the sought-after Cotswold Gate development, with a garage and driveway parking.

Accommodation briefly comprises an entrance hall, study, sitting room, kitchen/dining room, cloakroom, utility, four double bedrooms (1 en suite), family bathroom.

Garage, driveway parking, enclosed rear 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.

### Ground Floor

The front door opens into a spacious entrance hall, complete with a cloakroom, and providing access to the snug, sitting room, utility, and kitchen/dining room. The large sitting room enjoys French doors opening onto the rear garden. The dual-aspect kitchen/dining room is well-appointed with a range of integrated appliances, including a fridge/freezer, double oven, gas hob, and dishwasher. French doors open out onto the paved terrace. The utility room offers plumbing for a washing machine and features a convenient door providing direct access to the garden. The property further benefits from MDF Plantation shutters.

### First Floor

Stairs rise from the entrance hall to the first-floor landing, which leads to four double bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room, complete with a rainfall shower and heated towel rail. Bedroom two also features a fitted wardrobe. The family bathroom is well-appointed, offering both a walk-in shower and a bath.

### Outside

The property is approached via a private driveway, providing parking and access to the garage. The garage is fitted with an up-and-over door, power and lighting, and a personnel door leading to the garden. It

also houses a 10 kWh battery for the solar panel system. In addition, there is a 7 kWh EV charging point. The enclosed rear garden has been beautifully landscaped, featuring a variety of mature trees, well-stocked borders and hedging, a covered patio area ideal for outdoor entertaining, and a fish pond.

## Services
Mains water, gas, drainage, and electricity. Gas fired central heating.

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

## Outgoings
Council Tax band F, 2026/2027 £3778.59.

Estate management fee £195.00 per annum.

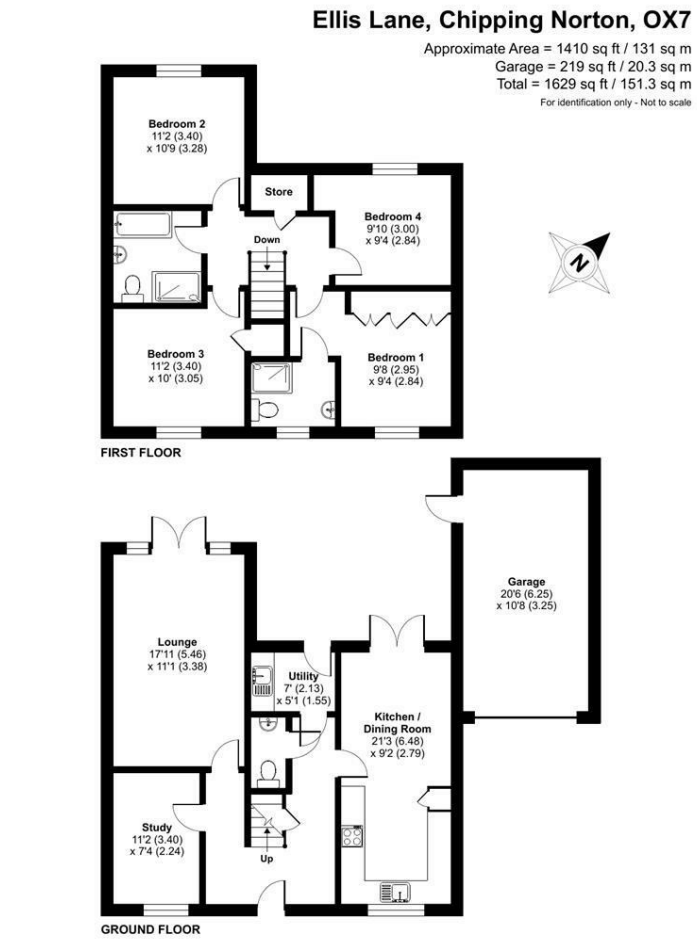
## What3Words
///stung.somebody.incomes

## Tenure
This property is Freehold.

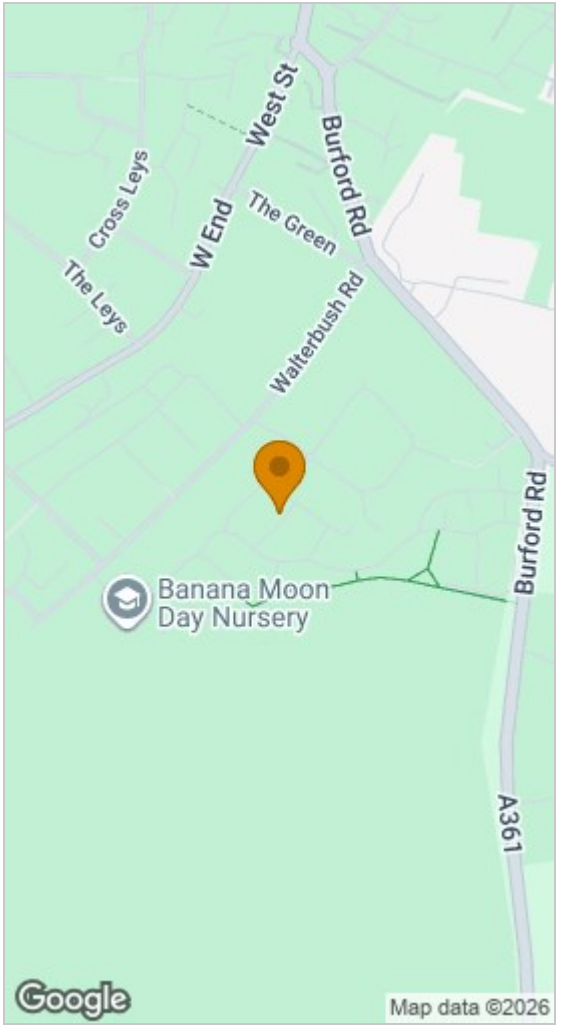
## Fixtures and Fittings
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

## 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

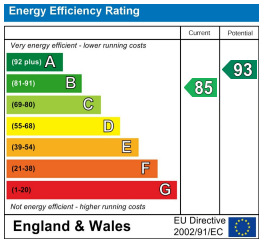



## Area Map




## 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.

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