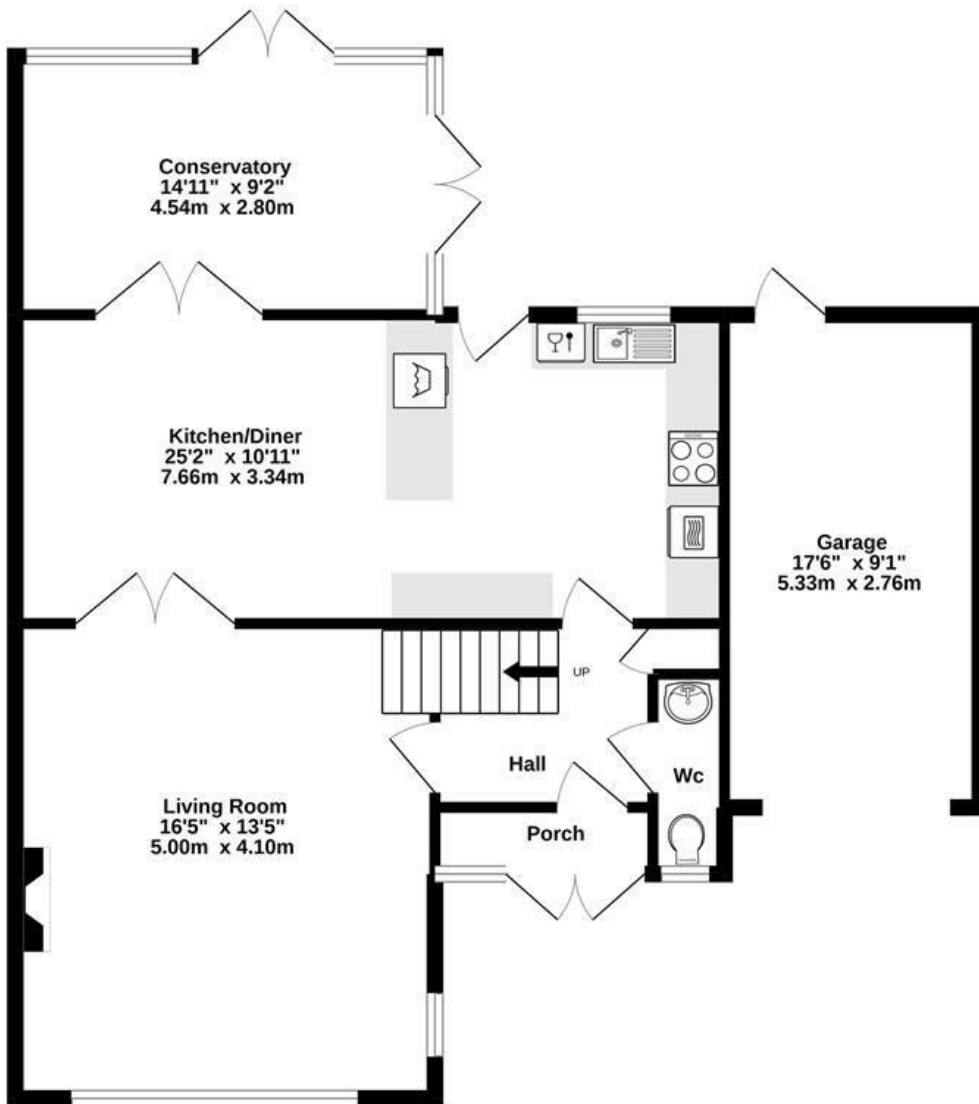




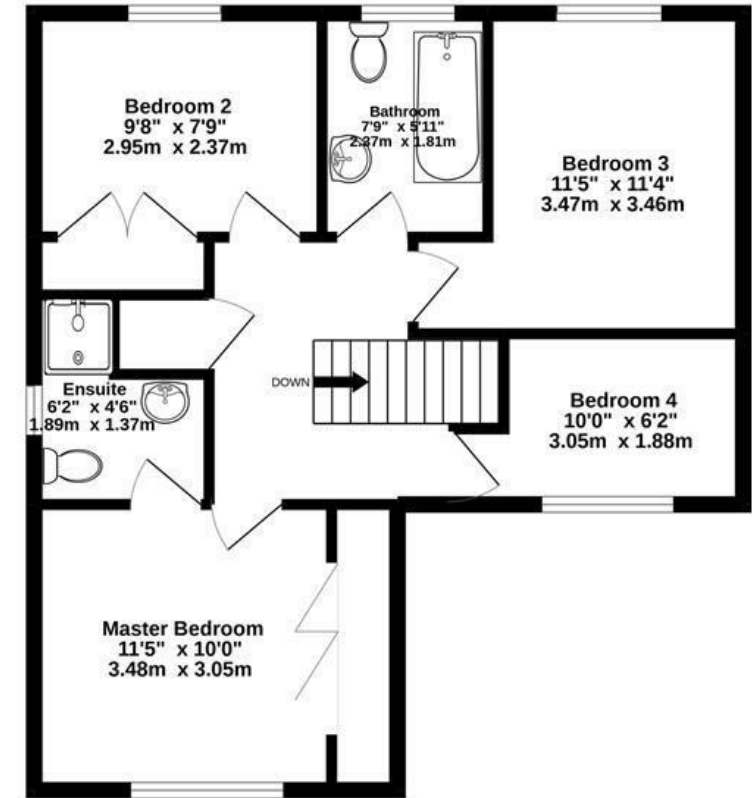
FAIRFAX
— & Co —
ESTATE AGENTS

Wilcox Road, Chipping Norton

Ground Floor
908 sq.ft. (84.4 sq.m.) approx.



1st Floor
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property

Double glazed doors lead into a porchway with a door leading into the entrance hall with stairs leading off to the first floor. Cloakroom with low level wc, wash hand basin with cupboard under, oak floor and window to front aspect. Sitting room with double aspect views, feature fireplace with woodburner and slate tiled floor, twin doors leading out on to Open plan kitchen/breakfast room. Modern fitted kitchen with integral Miele appliances including induction hob, electric oven and microwave, integral dishwasher, oak floorboards and double glazed doors that lead out into a newly built conservatory with underfloor heating, wall light points and thermal blinds with double glazed doors that lead out onto the rear garden. First floor landing with access to airing cupboard with slatted shelving above. Master bedroom with window to front aspect. Built-in double wardrobes, en-suite shower room with low level wc, hand wash basin, shower cubicle being fully tiled with wall mounted shower, window to side aspect, radiator, extractor fan. Three further bedrooms, the second bedroom having built-in wardrobes. Family bathroom with paneled bath and wall mounted shower, low level wc,, wash hand basin. Outside, directly adjacent to the rear of the house is paved terrace, the garden is laid to lawn with mature flowers and borders, being fully enclosed with stone walling and paneled fencing, with the added benefit of westerly facing rear aspect, gated side access to rear, integral door leading to garage with up and over door with a pitched roof for extra storage, light and power. To the front there is a brick paved driveway with off-road parking.

Situation

At 700ft, Chipping Norton is the highest town in Oxfordshire and was once an important centre of the medieval wool trade (the word 'Chipping' means market). The elegant town centre bears testimony to its prosperous heritage. Nowadays, 'Chippy' as it is affectionately known, offers a diverse range of shops, ranging from proprietor owned specialist shops through to many of the most familiar High Street names. There are several places of worship, a cosmopolitan range of restaurants, schooling for all ages, as well as a fine sports centre that has an indoor pool. In addition to a hospital, Chipping Norton is proud of its little theatre that also doubles as a cinema. The M40 provides vehicular access to the Midlands from junction 11 (c.15 miles) and London from junction 10 (c.18 miles). Kingham Station is just over 5 miles away and provides a mainline service to Oxford in about 24 minutes and to London Paddington in about 93 minutes. The town lies between the cultural attractions of Oxford and Stratford upon Avon.

Tenure

Freehold

Local Authority

West Oxfordshire District Council.

Viewing arrangements

Strictly by appointment through the agent, Fairfax and Company, Chipping Norton. Tel: 01608 644808 Email: chippingnorton@fairfaxandcompany.co.uk

Agents Notes

We have not tested equipment, appliances and services to the property. You are advised to consult your legal representative in connection with all matters relating to the contract for sale and legal title of the property.

Directions

From our offices in Chipping Norton proceed through the town turning left at the double mini-roundabout on to the Over Norton Road. Take the second left into Wilcox Road and continue down the hill, where the property can be found on the right-hand side.







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