THE OLD CHAPEL
Chapel Lane, Little Tew

established 200 years
Chipping Norton 5.2 miles, Banbury 9.7 miles, Witney 14.3 miles, Oxford 20.2 miles. All distances are approximate.

The Old Chapel
Chapel Lane
Little Tew
Oxfordshire
OX7 4JD

A HANDSOME DETACHED AND WELL PROPORTIONED CONVERSION OF A VICTORIAN BAPTIST CHAPEL FORMING A UNIQUE HOME IN THIS HIGHLY REGARDED AND QUINTESSENTIAL OXFORDSHIRE VILLAGE.

- Converted Baptist Chapel
- Well Proportioned Rooms
- Stripped Floorboards
- Beautiful Kitchen
- Four Bedrooms
- Garage And Parking
- Private Garden
- Tranquil Village Setting
- Conservation Area
- No Onward Chain

Guide price £775,000

VIEWING Strictly by prior appointment through

Tel: 01608 644 344

DIRECTIONS
Leaving Chipping Norton take the A361 Banbury Road. At the roundabout continue on this road and take the right hand turning signposted The Tews. Take the next right hand turning signposted Little Tew. Continue through the village and the property will be found on the right hand side shortly after the church in Chapel Lane.

LOCATION
Little Tew is a quintessential English village in West Oxfordshire forming one of The Tews, namely Great Tew and Little Tew. This tranquil and highly desirable village is served by St. John The Evangelist church. Adjacent Great Tew has a delightful public house called The Falkland Arms and the estate is the home of the famous Cornberry Music Festival. It also has a primary school which is rated as excellent and a pre-school with Chipping Norton having a secondary school rated as good. There are also various private schools in the region. The more extensive social and recreational facilities of Chipping Norton, Banbury, Witney and Oxford are within easy travelling distance.

THE PROPERTY
The Old Chapel is a highly attractive building constructed of local stone under a blue slate roof dating from 1871 with a beautiful facade comprising a stepped gable with Gothic style perpendicular windows. The property was converted into a family home some years ago and now offers delightful and spacious accommodation with stripped floor boards and the comforts of modern living.

ACCOMODATION

Entrance Hall
Stairs off with cupboard under, radiator, stripped floorboards,
Sitting/Dining Room
A magnificent room with outlook over and door to garden. Feature inglenook fireplace with wood burner, two radiators, stripped floorboards.

Kitchen/Breakfast Room
Fitted with a range of shaker style units comprising base units with hardwood work surfaces and tiled splashbacks, wall cupboards, island unit/breakfast bar, ceramic double bowl butlers sink with mixer flexi tap, induction hob with cooker hood over, split level oven and grill, microwave, coffee machine, integrated fridge/freezer, dish washer and washing machine, terracotta tiled flooring, radiator, door to:

Cloakroom
Wash hand basin and W.C., radiator, quarry tiled floor.

First Floor Landing
Radiator, stripped floorboards, skylight, airing cupboard housing factory lagged hot water cylinder.

Master Bedroom
Radiator, stripped floorboards.

En Suite Bathroom
Fitted with contemporary suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and W.C., wall tiling, radiator, floorboards.

Bedroom 2
Original vaulted pine panelled painted ceiling for the old school house, stripped floorboards, radiator.

Bedroom 3
Barrel vaulted ceiling, radiator, stripped floorboards.

Bedroom 4
Barrel vaulted ceiling, Gothic style perpendicular and circular windows, radiator, stripped floorboards, built in wardrobe.

Family Bathroom
Fitted with contemporary suite comprising panelled bath with shower screen and electric shower over, wash hand basin and W.C., wall tiling, radiator.

Outside
Front Garden/Driveway
to the front of the property is a small front garden with plant border and driveway/parking space giving access to:

Integral Garage
Housing oil fired boiler, personal door to house.

Rear Garden
Approached via double gates providing additional parking. Enclosed by mature hedgerow and mainly laid to lawn with wooden planters and oil storage tank.

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.

SERVICES
Mains Electricity and Water are connected to the property. Drainage by shared septic tank. Oil fired central heating.

COUNCIL TAX
Band E 2015/16 rates payable £1,806.19

LOCAL AUTHORITY
West Oxfordshire District Council, Woodgreen, Witney, Oxon, OX8 6NB, Tel: (01993) 702941

TENURE AND CHARGES
The property is freehold. There is a contribution towards the emptying and maintenance of the septic tank shared with the cottage next door.

AGENT’S NOTE
The vendor is installing a new septic tank.

VIEWING
Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.
Approximate Gross Internal Area = 219 sq m / 2357 sq ft
Garage = 17 sq m / 183 sq ft
Total = 236 sq m / 2540 sq ft

Ground Floor

First Floor

Whist 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.

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Energy Performance Certificate

The Old Chapel, Chapel Lane
Little Tew, CHIPPING NORTON
OX7 4JD

Dwelling type: Detached house
Date of assessment: 25 October 2010
Date of certificate: 25 October 2010
Reference number: 9881-2815-6007-9020-2461
Type of assessment: RdSAP, existing dwelling
Total floor area: 209 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 281 kWh/m² per year
Carbon dioxide emissions: 12 tonnes per year
Lighting: £174 per year
Heating: £1605 per year
Hot water: £224 per year

Potential energy use: 248 kWh/m² per year
Potential carbon dioxide emissions: 10 tonnes per year
Potential lighting: £124 per year
Potential heating: £1448 per year
Potential hot water: £259 per year

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling’s energy performance.