

established 200 years

Tayler & Fletcher



DUNBAR COTTAGE
Worcester Road, Chipping Norton

Banbury (junction 11 M40 15.9 miles, Witney 15 miles, Oxford 22.7 miles, Kingham Rail Station 6 miles. (All distances are approximate)

Dunbar Cottage
28a Worcester Road
Chipping Norton
OXON
OX7 5XZ

AN ATTRACTIVE PERIOD STYLE END OF TERRACE HOME WITH A SOUTH WEST FACING GARDEN AND A VERY USEFUL GARAGE/WORKSHOP WITH PARKING SPACE.

- End of Terrace
- Period Style Home
- Gas Central Heating
- Double Glazing
- South West Facing Garden
- Garage/Workshop
- Parking Space

Guide price £315,000

VIEWING Strictly by prior appointment through



Tel: 01608 644 344

LOCATION

Chipping Norton is a very attractive, well-known and thriving Market Town, known as 'the Gateway to the Cotswolds' serving a wide rural area of the Oxfordshire area. It offers an extensive range of shops including High Street names, boutiques, bookshops and antique shops and other facilities such as Pubs, Cafes, two Doctors Surgeries and a New Hospital, a Veterinary Surgery, Rugby Club, Theatre, Swimming Pool and Leisure Centre, Golf Course, and excellent Primary and Secondary Schools. The highest town in the Oxfordshire Cotswolds, it is conveniently situated, being within easy travelling distance of Banbury (15.9 Miles with M40 link), Oxford (22.7 Miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham Stations which are both within 6 miles (all distances are approximate).

DIRECTIONS

Leave Chipping Norton on New Street leading into Worcester Road A44, where the property will be found on the left hand side just after Cox Lane, on the outskirts of Chipping Norton.

THE PROPERTY

Dunbar is an attractive period style house which blends in with its neighbours to provide a stylish modern home offering gas centrally heated and double glazed accommodation with a delightful south westerly garden of good size, and a very useful garage/workshop with additional parking space.

ACCOMMODATION

ENTRANCE HALL

Strip wood flooring, radiator, staircase off.



KITCHEN/DINING ROOM

Front aspect double glazed bay window with window seat and storage. Fitted with a range base units with solid oak work surfaces and tiled surrounds, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, wall cupboards, fitted split level electric oven and grill, gas cooker hob with cooker hood over, plumbing for dishwasher and washing machine, gas fired boiler, down lighters, under cupboard LED lighting and radiator.



SITTING ROOM

A double aspect room with attractive period style open and working fireplace, two radiators, and large walk-in under stairs cupboard for storage.

REAR HALL

CLOAKROOM

Wash hand basin and W.C., radiator.

CONSERVATORY/DINING ROOM

Enjoying a delightful outlook over the rear garden, tiled flooring, radiator, french door to small deck area and french doors onto rear deck leading to garden.



FIRST FLOOR LANDING

Staircase to master bedroom suite, radiator, built in airing cupboard housing factory lagged hot water cylinder with immersion heater. Rooms in clockwise order.

BATHROOM

Fitted with suite comprising bath with shower unit over, wash hand basin and W.C., tiled walls, extractor fan.

BEDROOM 3

Rear aspect. Two built in double wardrobes, radiator.

BEDROOM 2

Front aspect double glazed bay window. Radiator, walk in alcove with scope to convert to wardrobe or en suite shower.

SECOND FLOOR

MASTER BEDROOM

A light and spacious room with double glazed windows to three sides and enjoying far reaching views to the rear. Two built in wardrobes and additional cupboard space, two radiators, loft access.

EN SUITE SHOWER ROOM

Newly fitted with white contemporary suite comprising shower cubicle, built in vanity storage unit housing wash hand basin and W.C.. Additional under eaves storage behind the hand basin.

OUTSIDE

To the front of the property is an attractive garden enclosed by picket fencing, and a shared gravelled driveway with a sheltered decking area to the side of the house. The rear garden is fully enclosed and enjoys a south westerly aspect. Adjacent to the conservatory is a raised decking area ideal for entertaining with steps leading onto an expanse of lawn with stocked flower and shrub borders, leading to an arbour with a screened area which has a pedestrian rear gate giving access to the driveway, and leading to the garage/workshop, which has light and power, running water, built in work bench to one side and a parking space in front.



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

All mains services are connected.

COUNCIL TAX

Band D rates payable 2016/17 £1627.07 per annum.

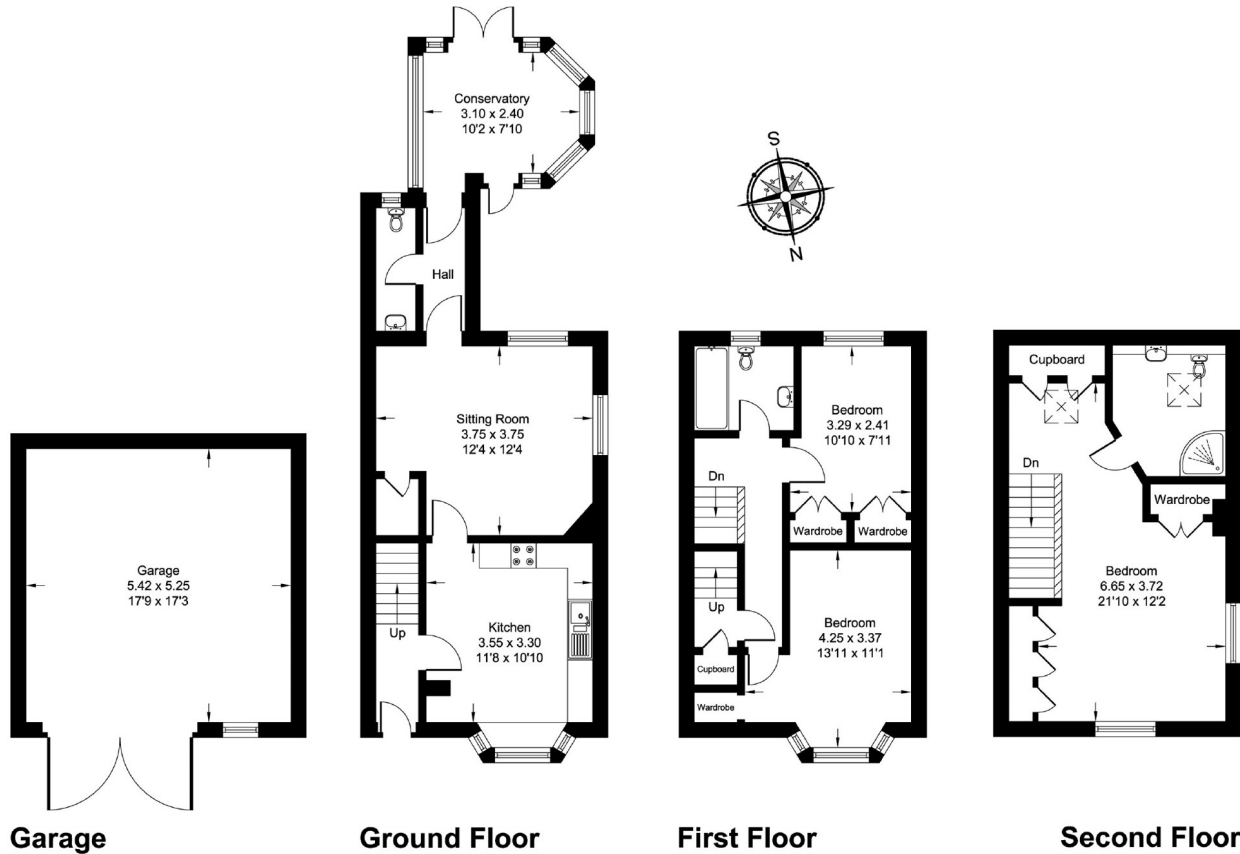
LOCAL AUTHORITY

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

TENURE

The property is freehold.

Approximate Gross Internal Area = 110 sq m / 1184 sq ft
Garage = 28 sq m / 306 sq ft
Total = 138 sq m / 1490 sq ft



Whilst 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.

Energy Performance Certificate



28a, Worcester Road, CHIPPING NORTON, OX7 5XZ

Dwelling type: End-terrace house
Date of assessment: 16 July 2012
Date of certificate: 17 July 2012
Reference number: 9268-7059-7293-0402-1910
Type of assessment: RdSAP, existing dwelling
Total floor area: 98 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

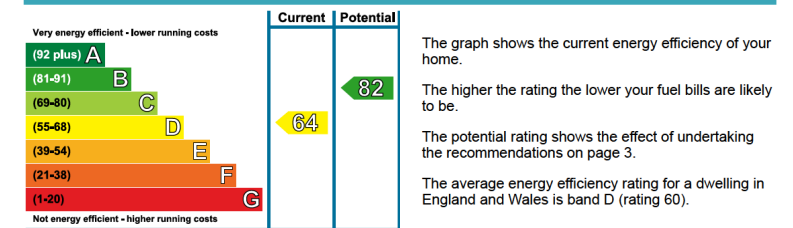
Estimated energy costs of dwelling for 3 years:	£ 2,502
Over 3 years you could save	£ 570

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 308 over 3 years	£ 168 over 3 years	You could save £ 570 over 3 years
Heating	£ 1,770 over 3 years	£ 1,536 over 3 years	
Hot Water	£ 423 over 3 years	£ 228 over 3 years	
Totals	£ 2,502	£ 1,932	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 81	✓
2 Low energy lighting for all fixed outlets	£60	£ 117	✓
3 Heating controls (room thermostat)	£350 - £450	£ 108	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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