



8 WILCOX ROAD
CHIPPING NORTON, OXFORDSHIRE OX7 5LE

MD

MAXWELL DOUGLAS
CHARTERED SURVEYORS | ESTATE AGENTS

8 Wilcox Road

A stylish family home with parking, garden and views



- Entrance hall
- Cloakroom
- Sitting/family room
- Kitchen/diner
- 4 bedrooms
- 2 bathrooms
- Garage store

Location

Chipping Norton	0.3 miles
Banbury	13 miles
Witney	15.8 miles
Oxford	21.8 miles
Kingham Train Station	5 miles
London Paddington	80 mins

(all distances and times are approximate).

Situation

Chipping Norton is referred to as 'the gateway to the Cotswolds' & historically was an important centre for the wool trade. The property is located a short walk from the town centre which offers a mix of national retailers such as Sainsbury's, Aldi, WH Smith & Boots plus a variety of specialist shops, a popular theatre, golf course, leisure centre, swimming pool plus cafes, pubs and restaurants. There are regular bus services to Banbury, Oxford & Witney. Kingham station (5 miles) offers mainline rail links to Oxford & London Paddington (80 mins). Chipping Norton has excellent primary & secondary schools in the town and all within walking distance.

Description

A detached family home built in 1995 and recently refurbished to a high standard. On arrival there is a cloakroom accessed from the entrance hall plus a spacious sitting room with a log burner and adjoining family room with a sliding door to the garden. The garage has been partially converted to create an open plan kitchen/dining room with solid Walnut worktops, solid Oak flooring, a breakfast bar, integrated appliances and French doors to the terrace. Upstairs the master bedroom has far reaching rural views, a walk-in dressing room and ensuite bathroom. There are two further double bedrooms, a single bedroom and a family bathroom.

Outside

There is off street parking for several vehicles, a front garden and private enclosed rear garden with a terrace suitable for outside dining, and rural views.

General Information

- Mains services
- Gas central heating
- Double glazed

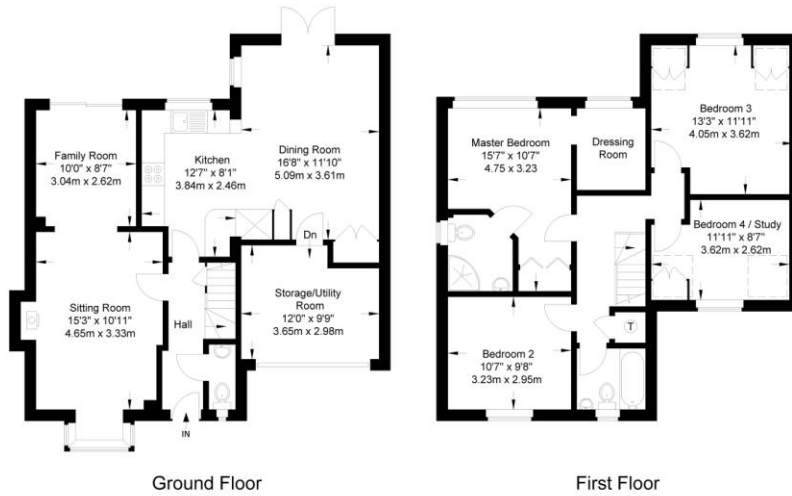
Council Tax Band D (£1,627.07 per annum)

Local Authority: West Oxfordshire District Council

www.westoxon.gov.uk

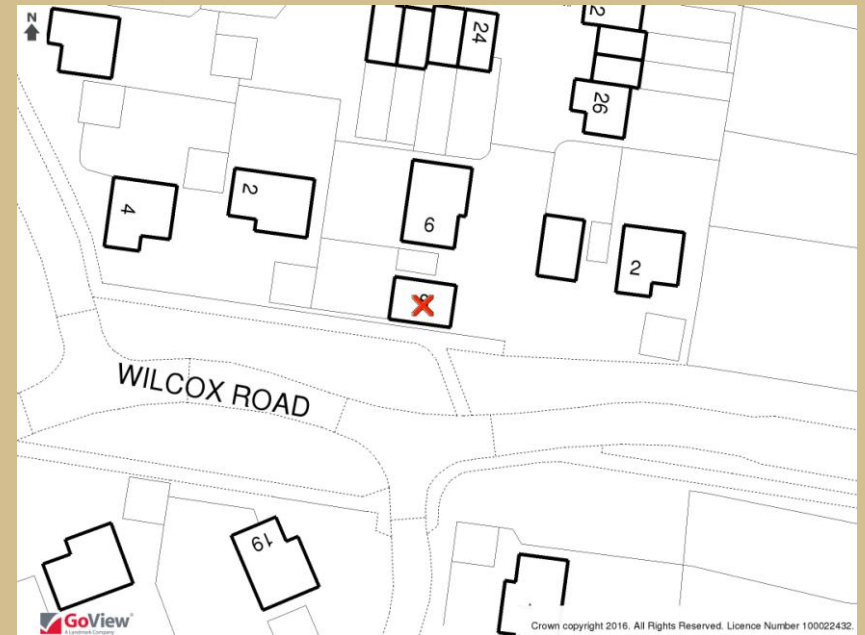


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Approximate Gross Internal Area
132.2 sq m / 1423 sq ft

Illustration For Identification Purposes Only,
Measurements Are Approximate, not
to scale.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E	56	E	54
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

For further information or to arrange a viewing, please contact us on **01608 644 000** or email **info@maxwelldouglasproperty.co.uk**
www.maxwelldouglasproperty.co.uk

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