Norton Park, Chipping Norton
**21 Norton Park**  
**Chipping Norton**  
**Oxfordshire**  
**OX7 5UW**

**AN ATTRACTIVE THREE BEDROOM SEMI-DETACHED COTSWOLD STONE HOUSE WITH DELIGHTFUL WELL-TENDED GARDENS.**

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Bathroom
- Well Maintained Gardens

**Guide price £385,000**  
**VIEWING** Strictly by prior appointment through

Tayler & Fletcher  
Tel: 01608 644 344

**DIRECTIONS**

From the centre of town, head along the A44 towards Oxford/London. At the double roundabout take the A361 towards Banbury. After travelling for approximately 275 meters, turn right into Cotshill Gardens. Turn left before the main buildings and continue until number 21 can be seen on the right hand side.

**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, Community Hospital and Health Centre, 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 (13
miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charbury or Kingham Stations which are both within 6 miles (all distances are approximate).

**Description**

21 Norton Park is a comfortable semi-detached family home set in the popular Norton Park development on the northern edge of Chipping Norton close to the town centre facilities.

The property which was constructed in the late 1990s is an elegant modern home offering light and airy accommodation with a good sized sitting room, kitchen, separate dining room and cloakroom on the ground floor.

The first floor comprises a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. The house has a good sized and well tended garden. To the front of the property is a single garage and additional parking space.

**Tenure**

We are informed by the vendor that the property held on a 999 year lease from 1997. There is a service charge of £100 per quarter towards the cost of maintaining the communal ground and lighting.

**Services**

Mains gas, electricity, water and drainage are connected.

**EPC**

EPC Rating D

**Council Tax**

Band D
Rates payable 2017/18 £1627.07

**Local Authority**

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX8 6NB
Tel: (01993) 702944

**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 and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.
Approximate Gross Internal Area = 122 sq m / 1313 sq ft
Garage = 15 sq m / 161 sq ft
Total = 137 sq m / 1475 sq ft

Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not to be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.

cnorton@taylerandfletcher.co.uk
01608 644 344
Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS

Energy Performance Certificate

Dwelling type: Semi-detached house
Date of assessment: 15 January 2010
Reference number: 0573-2815-8796-9590-3001
Type of assessment: ReSAP; existing dwelling
Total floor area: 114 m²

This home's performance is rated in terms of the 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

- Current
- Potential

England & Wales

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.

Environmental Impact (CO₂) Rating

- Current
- Potential

England & Wales

The environmental impact rating is a measure of the 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.

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

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Potential</th>
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<tbody>
<tr>
<td>Energy use</td>
<td>231 kWh/m² per year</td>
<td>200 kWh/m² per year</td>
</tr>
<tr>
<td>Carbon dioxide emissions</td>
<td>4.4 tonnes per year</td>
<td>4.0 tonnes per year</td>
</tr>
<tr>
<td>Lighting</td>
<td>£79 per year</td>
<td>£65 per year</td>
</tr>
<tr>
<td>Heating</td>
<td>£652 per year</td>
<td>£588 per year</td>
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<tr>
<td>Hot water</td>
<td>£152 per year</td>
<td>£131 per year</td>
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The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier’s actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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.

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