

established 200 years

Taylor & Fletcher

A photograph of a white house with solar panels on the roof and a wooden gate in the foreground. The house has a gabled roof with a chimney and a glass extension. The gate is made of wood and is partially open, leading to a gravel path. The house is surrounded by greenery and trees. The sky is blue with some clouds.

WYCHWOOD VIEW
Church Road, Chadlington

Chipping Norton, 3.6 miles Charlbury Rail Station, 3.1 miles Witney, 11.2 miles Oxford 18.8 miles, Banbury (M40 junction 11) 16.3 miles

**Wychwood View
Church Road
Chadlington
Oxfordshire
OX7 3LY**

**LARGE DETACHED FAMILY HOME SITUATED ON
A LARGE PLOT WITH VIEWS TO FRONT AND
REAR.
VIEWING STRICTLY BY APPOINTMENT ONLY.**

- Detached Bungalow
- Beautiful views
- 0.648 acres
- 4 bedrooms
- 2 Ensuite
- Family Bathroom
- Kitchen/Diner
- Dining room
- Conservatory
- Study

Offers in excess of £850,000

VIEWING Strictly by prior appointment
through

Taylor & Fletcher

Tel: 01608 644 344

LOCATION

Chadlington is an idyllic Oxfordshire Cotswold village in an Area of Outstanding Natural Beauty, twixt the market towns of Chipping Norton and Charlbury, the latter has a mainline rail service to Oxford and Paddington, journey times approximately 16 and 75 minutes respectively. This thriving village has a public house, general store, family butcher, church, and primary school. Nearby Chipping Norton has an extensive range of National and Independent Retailers, Bank and Professional Services, Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools.

THE PROPERTY

A large detached family home, offering flexible accommodation in a substantial plot on the edge of this highly desirable village. Set in 0.648 acres of land and surrounded by open country views this charming and generously proportioned bungalow would make an ideal family home or retirement property. The substantial garden is well stocked and benefits from a small orchard consisting of various fruit trees which include redcurrant, blackcurrant and apple trees.





ACCOMMODATION

The detached bungalow has double glazing throughout and comprises of a porch leading to a long hallway with study, dining room leading to conservatory and kitchen/diner, utility and pantry. Four bedrooms lead off from the hall, two are ensuite, a large family bathroom and generous living area with open fireplace and dual aspect views are also accessed from the hallway.



The exterior comprises of separate garage, large garden with vegetable patch, greenhouse, orchard, large pond and field views.

DIRECTIONS

Leaving Chipping Norton take the Burford Road A361 and on leaving the town limits turn left onto Chipping Norton Road signposted Chadlington. Upon entering the village turn first left into Church Road where the property can be found on the left handside.



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

Mains water, drainage and electricity are connected to the property.



TENURE

The property is freehold.

COUNCIL TAX

Band E - rates payable 2019/2020 £2,216.67

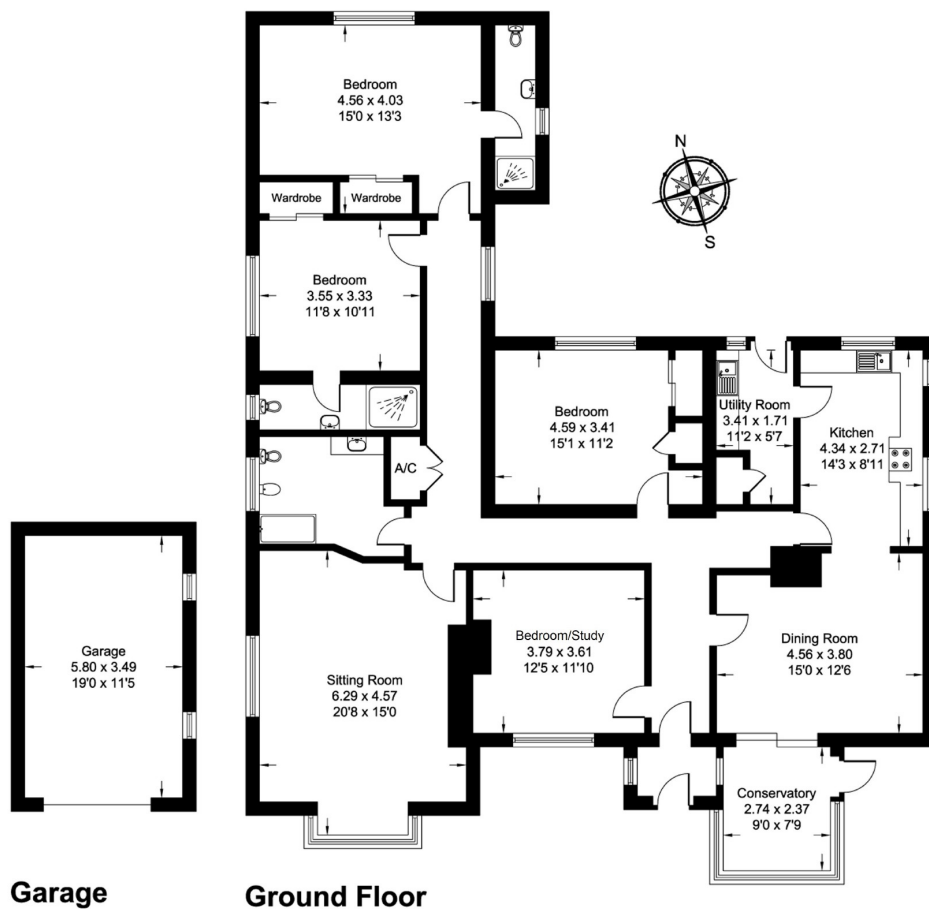
LOCAL AUTHORITY

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

VIEWING

Strictly by appointment only via open house, date to be confirmed.

Approximate Gross Internal Area = 182 sq m / 1959 sq ft
 Garage = 20 sq m / 215 sq ft
 Total = 202 sq m / 2174 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



Wychwood View, Church Road, Chadlington, CHIPPING NORTON, OX7 3LY

Dwelling type: Detached bungalow
Date of assessment: 11 March 2020
Date of certificate: 11 March 2020
Reference number: 8400-7627-6260-9949-3292
Type of assessment: RdSAP, existing dwelling
Total floor area: 157 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

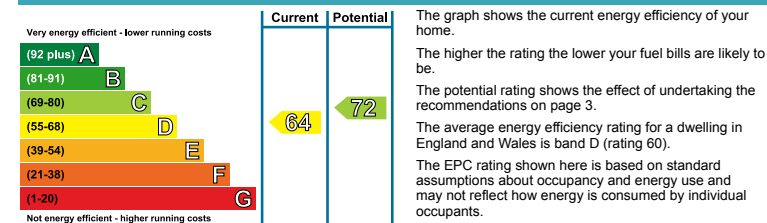
Estimated energy costs of dwelling for 3 years:	£ 3,621
Over 3 years you could save	£ 705

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 294 over 3 years	
Heating	£ 2,721 over 3 years	£ 2,334 over 3 years	
Hot Water	£ 474 over 3 years	£ 288 over 3 years	
Totals	£ 3,621	£ 2,916	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 417
2 Low energy lighting for all fixed outlets	£45	£ 114
3 Solar water heating	£4,000 - £6,000	£ 171

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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