



HAYMAN-JOYCE

2 Finbury Gardens

1 FINSBURY GARDENS CHIPPING NORTON OXFORDSHIRE OX7 5PQ

DELIGHTFUL MODERN
SEMI-DETACHED TOWN HOUSE
WITH A SOUTH-WEST FACING
GARDEN, A MOMENT'S WALK FROM
THE CENTRE OF TOWN.

SITUATION

Popular market town offering a wide selection of shops and amenities for daily requirements

Doctors, dentist, bank, restaurants, pubs and a small theatre

The award-winning Daylesford Farm Shop is about 6.5 miles away

The Members' Club, Soho Farmhouse, is about 7.5 miles away

Good transport links

The city of Oxford is approx. 21.5 miles to the south-east and access to the M40 is at Banbury (approx. 14.5 miles)

There is a mainline station at Charlbury (approx. 7 miles) with trains reaching Paddington in about 83 minutes

Guide Price £510,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Stylish and highly individual three-storey townhouse in a quiet close of four similar properties, complemented by landscaped front and rear gardens and off-street parking
- The entrance hall has high-quality oak flooring with stairs rising to the first floor and downstairs cloakroom with a floating sink, low-level wc, and newly-laid tiled flooring
- The spacious kitchen/dining room is particularly impressive, with contemporary wall and floor mounted units, wooden work surfaces with an inset stainless-steel sink, and a number of built-in appliances, such as Bosch fridge/freezer, dishwasher, cooker and a Zanussi electric hob
- Open to the kitchen, is a vaulted dining area, with tiled flooring, bespoke plantation shutters and French doors to the front garden
- Off the dining area, is the utility room incorporating a fitted utility cupboard housing plumbing for a washing machine and separate tumble dryer, heated towel rail, wooden work surfaces with base cupboards below and an inset sink, with an external glazed door to the rear garden
- The sitting room has high-quality oak flooring and French doors connecting to the landscaped rear garden, with bespoke plantation shutters to the doors and windows
- To the first floor, there are two good-size bedrooms, both with Venetian blinds, with the smaller bedroom being ideal for a study/home office space
- Both bedrooms are serviced by the large fitted bathroom
- On the second floor, the generous principal bedroom has the added advantage of a large walk-in dressing room and an ultra-stylish en-suite shower room with a walk-in double shower with rain shower, vanity wash-hand basin, low-level wc, part tiled walls and fitted plantation window shutter
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,750 pcm

OUTSIDE

- To the rear of the property is a highly contemporary landscaped south-facing garden with shrub borders, ornamental bay trees, outdoor lighting, modern wood panelling with part Cotswold stone walling, small shed, resin gravel effect path, small bench seating area and a large terrace ideal for alfresco dining with raised sleeper planters/benches and a metal pergola with canopy
- The front garden is partly laid to lawn with shrub borders, ornamental trees, paving stones, bin store, wood panel fencing and a side gate to the rear
- Block-paved off-street parking for two cars

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Chipping Norton and Oxford and follow the road for 8 miles
- On reaching the town continue and just before you reach the High Street turn left into Finsbury Place
- The property will be found on the left after a short distance
- what3words: hooks.thinnest.stopped

SERVICES

- Main water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this post code are up to 74.6 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2026/27 - £2,615.95

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

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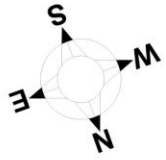


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IMPORTANT NOTICE


1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

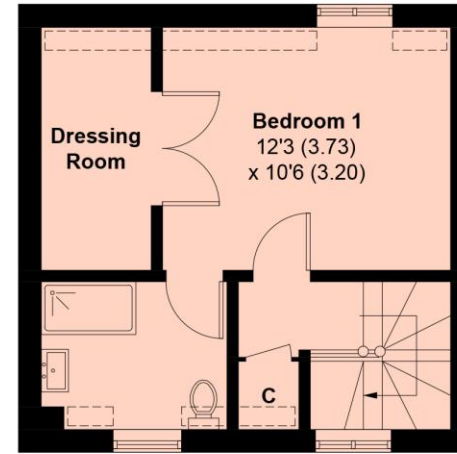
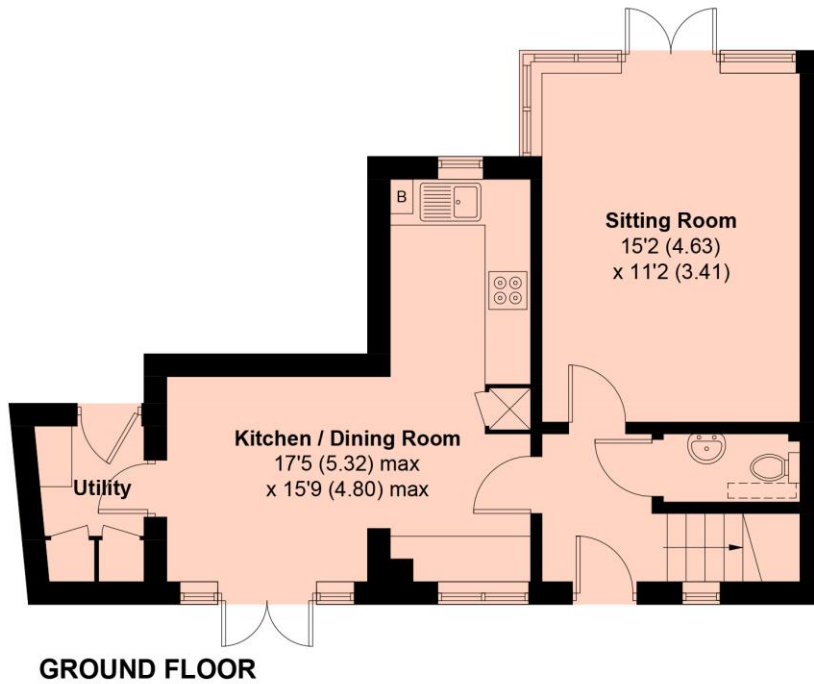




1 Finsbury Gardens, Chipping Norton, OX7 5PQ

Approximate Area = 102.6 sq m / 1104 sq ft
For identification only - Not to Scale

 = Reduced headroom below 1.5m / 5'0



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M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k