



Manor Close, Chilton, OX11 0SS

£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

With four large double bedrooms and three reception rooms is this very comfortable detached family home with ample driveway parking, located in a cul-de-sac location in the highly regarded village of Chilton.

Offered for sale with no onward chain, this village property comprises entrance hall, cloakroom, large lounge with wood-burning stove, conservatory, dining room and kitchen with integral access to the garage. On the first floor a large landing gives access to a bathroom and four large double bedrooms, the master with dual aspect windows and an en-suite.

To the front of the property there is ample driveway parking, which leads to a garage. Finally, to the rear; there is a lawned garden with two sheds and side access.

Viewings are highly recommended.

Some material information to note: Brick & tile. Oil fired central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to superfast broadband is available; ultrafast could be restricted at this postcode. Offcom checker indicates mobile availability is available with all major providers with the possible exception of no or limited data with `Three`. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. For details of any restrictive covenants please contacting the selling agent.





Key Features

- Four double bedroom detached house
- Three reception rooms
- Family bathroom and en-suite
- Cul-de-sac location in highly regarded village
- Good frontage and ample driveway parking leading to a garage
- No onward Chain
- EPC rating: D

The Location

Chilton is a charming South Oxfordshire village offering a highly rated primary school, village inn, and superb access to the A34, which offers excellent links to the M4 and M40. The nearby town of Didcot offers more comprehensive shopping and leisure facilities, together with an excellent rail connection to London Paddington, in approx. 40 minutes.

Thomas Merrifield and their clients give notice that:

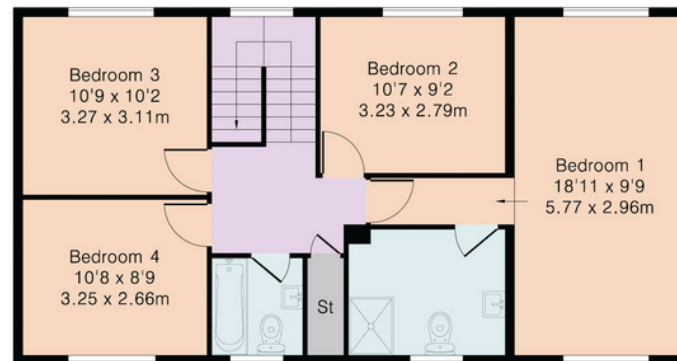
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1669 sq ft – 155 sq m
Ground Floor Area 934 sq ft – 87 sq m
First Floor Area 735 sq ft – 68 sq m



Ground Floor



First Floor

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS