



Limetrees, Chilton, OX11 0HW
Offers In Excess Of £595,000 Freehold

THOMAS
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SALES LETTINGS





The Property

An impressive and well designed five bedroom family house enjoying a quiet cul-de-sac location within this small development in the established part of this popular village

Built in the late 1980s and occupied by the current owners from brand-new the property has been upgraded and improved over recent years with a new shaker style kitchen and matching utility room, a refitted bathroom and en-suite, the addition of a Victorian style conservatory and the installation of double glazed replacement windows.

The house has the advantage of solar panels with battery storage enabling generated electricity to the grid at a "feed in" tariff. The house has also been recently decorated with new carpets added. Other points of note include a double garage and mature gardens to both the rear and side of the house.

Some material information to note.

The property is connected to mains electric, water and drainage, oil fired central heating, According to Ofcom superfast broadband is available. According to Ofcom there is coverage for a range of mobile providers at the property with the possible exception of Three. According to GOV.UK Flood risk, this property has a low flood risk. Being a pre-1999 build, some low levels of asbestos may be present though considered safe if left undisturbed. For further information relating to the register of title, please contact the agent. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Five bedroom detached family house with double garage
- Refitted Shaker style kitchen and matching utility
- Refitted bathroom and en-suite
- Cloakroom
- Sitting room, dining room and study
- Victorian style conservatory
- Double glazed replacement windows
- Solar panels with battery
- Quiet cul-de-sac location

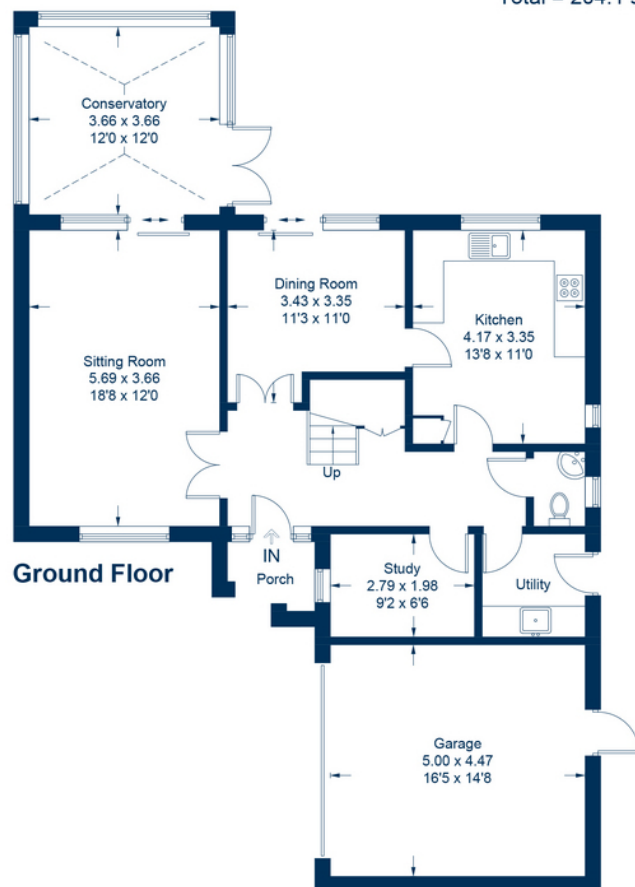


The Location

Limetrees is a well established, small development on the north side of Chilton village. Chilton is a pretty and popular village at the foot of the Berkshire downs in a highly convenient location with excellent road links via the A34 to the North (Oxford & the M40) and South (Newbury & M4). The village boasts an excellent primary school, pub and church and is just 1/2 mile from the Harwell Science Campus, with facilities that include a supermarket, post office and hairdresser's. Didcot is just 3 miles away and offers excellent shopping and leisure facilities together with a mainline train service from Didcot Parkway to London Paddington in approximately 45 minutes.



Approximate Gross Internal Area
 Ground Floor = 88.0 sq m / 947 sq ft
 First Floor = 93.7 sq m / 1,008 sq ft
 Garage = 22.4 sq m / 241 sq ft
 Total = 204.1 sq m / 2,196 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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